

**IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION**

**PRASHANT KALAVAR and
SHWETA KALAVAR,**

Plaintiff,

vs.

**SAFECO INSURANCE COMPANY
OF INDIANA**

Defendant.

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CIVIL ACTION FILE NO.

**DEFENDANT SAFECO INSURANCE COMPANY OF INDIANA’S
NOTICE OF REMOVAL**

COMES NOW Safeco Insurance Company of Indiana (hereafter “Safeco”), and files its Notice of Removal pursuant to Fed. R. Civ. P. 81(c) and 28 U.S.C. §§ 1441 and 1446(a) and (b).

1.

The Plaintiffs have filed a civil action against Safeco in the State Court of DeKalb County, Georgia, Civil Action File No. 23A02822, (the “underlying action”) which is located within the Atlanta Division of the United States District Court for the Northern District of Georgia. See 28 U.S.C. § 90(a)(2).

2.

The Plaintiffs filed their Complaint in the underlying action on or about June 23, 2023. (Exhibit “A”, Complaint.) The Summons and Complaint was served on Safeco on or about June 26, 2023. (Id.)

3.

In their Complaint, Plaintiffs allege that they “Georgia Residents”. (Ex. A, Complaint, ¶ 1.) Plaintiffs further allege that their cause of action arises out of damage to their “home located at 8030 Prestwick Circle, Duluth, Georgia 30097-6673 (“Subject Property” or the “home”). (Id. at ¶ 5.) The Plaintiffs are citizens of the State of Georgia.

4.

Safeco is an insurance company organized and existing under the laws of the State of Indiana, with its principal place of business located at 175 Berkely Street, Boston, Massachusetts. There is no evidence that either Plaintiff is a citizen of either Indiana or Massachusetts.

5.

Therefore, at the time of removal, the Complaint asserts claims by two citizens of the State of Georgia against only a non-citizen Defendant, Safeco, and there is complete diversity of citizenship.

6.

In the Complaint, Plaintiff alleges that he made a demand prior to filing suit. (Complaint, ¶ 16.) Plaintiff demanded payment of the repairs as outlined in the attached estimate, which totaled \$113,371.60. (A copy of Plaintiff's demand is attached hereto as Exhibit "B.") Thus, Plaintiff's claim is an amount in controversy which exceeds \$75,000.00, exclusive of interest and costs.

7.

This is a civil action of which this Court has original jurisdiction under the provisions of 28 U.S.C. § 1332 based on complete diversity of citizenship among the parties and which may be removed to this Court pursuant to 28 U.S.C. § 1441.

8.

This Notice of Removal is filed within thirty (30) days of the date of service of the Complaint on Safeco.

9.

Defendant attaches as Exhibit "A" to this original pleading only, the entire record in the State Court of DeKalb County, Georgia action.

10.

The undersigned has read this Notice of Removal, and to the best of the undersigned's knowledge, information and belief, formed after reasonable inquiry,

it is well-grounded in fact and is warranted by existing law, and it is not interposed for any improper purpose, such as to harass or to cause unnecessary delay or needless increase in the cost of litigation.

WHEREFORE, Defendant hereby removes this action to the United States District Court for the Northern District of Georgia, Atlanta Division.

Respectfully submitted this 25th day of July 2023.

ISENBERG & HEWITT, P.C.

/s/ Hilary W. Hunter

Hilary W. Hunter

Georgia Bar No. 742696

600 Embassy Row, Suite 150

Atlanta, Georgia 30328

(770) 351-4400 Telephone

(770) 828-0100 Facsimile

Attorney for Defendant

Safeco Insurance Company of Indiana

EXHIBIT A

23A02822

No. _____

STATE COURT OF DEKALB COUNTY
GEORGIA, DEKALB COUNTY

Date Summons Issued and E-Filed

6/23/2023

SUMMONS

/s/ Monica Gay

Deputy Clerk

Deposit Paid \$ _____

Prashant Kalavar and Shweta Kalavar
47 Perimeter Ctr. E, Ste 530
Plaintiff's name and address
Atlanta, GA. 30346

vs.

Safeco Insurance Company of Indiana
2 Sun Court Ste 400, Peachtree Corners, GA.
Defendant's name and address
30092

X JURY

TO THE ABOVE-NAMED DEFENDANT:

You are hereby summoned and required to file with the Clerk of State Court, Suite 230, 2nd Floor, Administrative Tower, DeKalb County Courthouse, 556 N. McDonough Street, Decatur, Georgia 30030 and serve upon the plaintiff's attorney, to wit:

Carson Jeffries, Carter Jeffries LLC
Name
47 Perimeter Ctr. E, Ste 530, Atlanta, GA, 30346
Address
404.341.6653 100139
Phone Number Georgia Bar No.

an **ANSWER** to the complaint which is herewith served upon you, within thirty (30) days after service upon you, exclusive of the day of service. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint. The answer or other responsive pleading can be filed via electronic filing through eFileGA via www.eFileGA.com or, if desired, at the e-filing public access terminal in the Clerk's Office at 556 N. McDonough Street, Decatur, Georgia 30030

Defendant's Attorney

Third Party Attorney

Address

Address

Phone No.

Georgia Bar No.

Phone No.

Georgia Bar No.

TYPE OF SUIT

- ☐ Personal Injury ☐ Products Liability
☐ Contract ☐ Medical Malpractice
☐ Legal Malpractice ☐ Product Liability
☒ Other

Principal \$ TBD

Interest \$ TBD

Atty Fees \$ TBD

Access to the e-filing site and the rules is available at www.dekalbstatecourt.net

To indicate consent to e-service check the box below.

☒ Plaintiff consents to e-service pursuant to OCGA 9-11-5 (f). The email address for service appears in the complaint.

E-file summons1-2016

STATE COURT OF
DEKALB COUNTY, GA.
6/23/2023 4:34 PM
E-FILED
BY: Monica Gay

**IN THE STATE COURT OF DEKALB COUNTY
STATE OF GEORGIA**

**PRASHANT KALAVAR and SHWETA
KALAVER,**

Plaintiffs,

vs.

**DEFENDANT SAFECO INSURANCE
COMPANY OF INDIANA,**

Defendant.

**CIVIL ACTION NO.
23A02822**

JURY TRIAL REQUESTED

PLAINTIFFS' COMPLAINT

COMES NOW Steph, Plaintiffs herein, by and through their undersigned counsel of record, and submits this, their Complaint for Damages, hereby stating as follows:

JURISDICTION AND VENUE

1. Plaintiffs Prashant Kalavar and Shweta Kalavar (collectively "Plaintiffs") are Georgia Residents.
2. Defendant Safeco Insurance Company of Indiana ("Defendant" or "Safeco") is a foreign insurance company that maintains a duly registered agent and office with the Georgia Secretary of State. This Court has subject matter jurisdiction over Defendant pursuant to Georgia Constitution of 1983, Article VI, Section IV, Paragraph I and O.C.G.A. §15-7-4. This Court has personal jurisdiction over Defendant pursuant to Georgia's Long-Arm Statute: O.C.G.A. § 9-10-91. Personal jurisdiction over Defendant will be perfected through service upon its registered agent Corporation Service Company at its registered office located at 2 Sun Court, Suite 400, Peachtree Corners, Georgia 30092. Venue is proper in this county pursuant to O.C.G.A. § 33-4-1(2) and/or (3) because Defendant maintained at the time of the events alleged herein and also currently maintains at least one or more place(s) of doing business or agent(s) in Dekalb County.

STATE COURT OF
DEKALB COUNTY, GA.
6/23/2023 4:34 PM
E-FILED
BY: Monica Gay

3. This Court has subject matter jurisdiction pursuant to the Georgia Constitution of 1983, Article VI, Section IV, Paragraph I.

STATEMENT OF FACTS

4. In consideration for the premiums paid to Defendant Safeco, Defendant Safeco issued its Policy No. OX5948543 to Prashant Kalavar and Shweta Kalavar (the “Policy”).
5. The Policy insures against property damage to Plaintiffs’ home located at 8030 Prestwick Circle, Duluth, Georgia 30097-6673 (“Subject Property”).
6. On or about June 24, 2022, a hidden plumbing line in the Subject Property’s basement bathroom wall cavity ruptured spewing water all over the ceiling and walls of the bathroom and flooding substantially all of the Subject Property’s finished basement (the “Incident”).
7. Plaintiffs heard “sounds” from upstairs, came downstairs to investigate, discovered the flooding, and immediately reported the loss by contacting Defendant Safeco.
8. Plaintiffs also took immediate action to mitigate potential damages by contacting a plumber to diagnose and repair the source of the plumbing leak as well as having a remediator immediately perform emergency water and wet material removal and move Plaintiffs’ contents away from the flooding.
9. Defendant Safeco opened claim #049942182-01, and soon thereafter sent out a representative to investigate and estimate the loss.
10. Defendant Safeco agreed that the Incident was a covered loss under the Policy.
11. The claims adjuster, however, failed to conduct a reasonable inspection of the loss and did not exercise reasonable care or due diligence to investigate the loss.
12. Defendant Safeco underestimated the amount of the loss.
13. As a consequence, Defendant Safeco breached the Policy by refusing to make full payments to Plaintiffs for the loss, as required by the Policy.

14. By virtue of the insufficient payments, however, Defendant Safeco does not dispute that the Incident and related water damage and flooding are covered losses under the Policy.
15. Conversely, Plaintiffs consistently paid their premiums to Defendant Safeco and affirmatively discharged their duties under the Policy following the loss.
16. On April 17, 2023, Plaintiffs sent, and on April 19th, 2023 Defendant Safeco received, via statutory overnight delivery, a bad faith demand letter pursuant to O.C.G.A. § 33-4-6 to Defendant Safeco demanding payment within 60 days (“Plaintiffs’ Bad Faith Demand”).
17. Plaintiffs have provided documentation and reports as well as allowed Defendant to further inspect the loss, all in a good faith effort to resolve this dispute without litigation.
18. Despite receiving Plaintiffs’ Bad Faith Demand and efforts to negotiate this dispute, Defendant Safeco has failed to exercise reasonable care and good faith to fully adjust and compensate Plaintiffs for their losses.
19. The water loss caused water and mold damage to the interior of the Subject Property as well as Plaintiffs’ contents.
20. Defendant Safeco has continued to fail to pay according to the terms of the Policy.
21. Defendant Safeco’s failure has prevented the timely remediation and restoration of the Subject Property, allowing the structure and its contents to continue to suffer the effects of the water damage and allowing the growth of toxic mold within the Subject Property, and denying Plaintiffs’ the use and enjoyment of their entire basement.
22. Plaintiffs, as a result of Defendant Safeco’s conduct, have incurred and continue to incur litigation costs, attorneys’ fees, and consultant/expert fees associated with this matter.

COUNT ONE – BREACH OF CONTRACT

23. Plaintiffs reincorporate the foregoing allegations contained in this Complaint as if fully set forth herein.

24. Plaintiffs have performed all conditions, duties, and obligations pursuant to the Policy, including without limitation, the timely payment of premiums, timely notice of the claim, mitigation of damages, and/or Defendant Safeco has waived any and all other conditions.
25. Defendant Safeco is required to compensate Plaintiffs for all direct physical losses under the terms of the Policy.
26. Despite Plaintiffs' OCGA § 33-4-6 timely demand that Defendant Safeco pay the covered losses, Defendant Safeco has frivolously and baselessly failed and refused to exercise reasonable care to promptly and fairly adjust and pay Plaintiffs' claim under the terms of the Policy.
27. Defendant Safeco has failed to act in good faith and fair dealing under the terms of the Policy by refusing to properly investigate and pay Plaintiffs' claim according to the terms of the Policy.
28. As a result of Defendant Safeco's delay and denial of Plaintiffs' claim, Plaintiffs have sustained covered losses from direct physical damage to the insured Subject Property in an amount to be determined at trial.
29. Defendant Safeco's breach of the Policy has resulted in damages to Plaintiffs, and Plaintiffs are entitled to the benefit of the bargain with Defendant Safeco - full compensation of the covered losses under the Policy.
30. As a result of Defendant Safeco's breach of the Agreement, Plaintiffs are also entitled to compensation for the foreseeable damages arising from the breach of the contract, including without limitation the mold damage to the basement's interior and contents as well as Plaintiffs' loss of use of their basement resulting from Defendant Safeco's failure to pay the costs necessary to remediate the water loss, as well .

**COUNT TWO – O.C.G.A. § 33-4-6: BAD FAITH, ATTORNEY’S FEES AND
LITIGATION COSTS**

31. Plaintiffs reincorporate the foregoing allegations contained in this Complaint as if fully set forth herein.
32. Defendant Safeco has acted frivolously and without a reasonable basis or justification in contravention of its duty of good faith and fair dealing to achieve a proper disposition of the Plaintiffs’ claim.
33. Defendant Safeco has not attempted in good faith to settle Plaintiffs’ claim when, under all of the circumstances, it could and should have done so had it acted fairly and honestly toward the Plaintiffs and with due regard for his interests, namely, but not limited to, not attempting in good faith to effectuate prompt, fair, and equitable settlement of claims submitted in which liability has become reasonably clear (O.C.G.A. § 33-6-34(4)), knowingly misrepresenting to claimant both relevant facts and policy provisions relating to coverages at issue (O.C.G.A. § 33-6-34(1)), failing to adopt and implement procedures for the prompt investigation and settlement of Plaintiffs’ claims (O.C.G.A. § 33-6-34(3)), refusing to pay Plaintiffs’ claim without conducting a reasonable investigation (O.C.G.A. § 33-6-34(6)), and failing to provide a reasonable and accurate explanation of the basis for the denial when requested by Plaintiffs in writing (O.C.G.A. § 33-6-34(10)).
34. The above and foregoing actions of Defendant Safeco give rise to a cause of action for bad faith as Defendant Safeco has frivolously and without a reasonable basis refused to pay Plaintiffs’ covered loss within sixty (60) days after Plaintiffs’ timely written demand for payment according to O.C.G.A. §33-4-6.

35. As a result of Defendant Safeco's bad faith conduct and pursuant to OCGA § 33-4-6, Plaintiffs are entitled to additional exemplary damages as well as reimbursement of all attorney's fees and litigation costs incurred in pursuing this matter.

WHEREFORE, Plaintiffs request the following relief:

- A) Plaintiffs request that this case be tried with a jury;
- B) Plaintiffs respectfully requests that this Court enter judgment in favor of Plaintiffs and against Defendant Safeco in an amount to be determined at trial to compensate Plaintiffs for their costs to (i) diagnose, repair, remediate and restore Plaintiffs' home, (ii) remediate and/or replace Plaintiffs' water or mold-damaged personal property, and (iii) to compensate Plaintiffs for the loss of use and enjoyment of their basement;
- C) Plaintiffs request that this Court enter Judgment in favor of Plaintiffs and against Defendant Safeco and award Plaintiffs bad faith damages in an amount of fifty percent (50%) of the total compensatory damages awarded or \$5,000, whichever is greater, for Defendant Safeco's bad faith refusal to pay Plaintiffs' covered loss;
- D) Pursuant to O.C.G.A. §33-4-6, Plaintiffs also request that this Court enter Judgment in favor of Plaintiffs and against Defendant Safeco and award Plaintiffs their attorneys' fees and court costs incurred and to be incurred as a result of this dispute; and
- E) Plaintiffs request that this Court award Plaintiffs any and all other relief that this Court may deem just and proper, whether such relief sounds in law or equity.

Respectfully submitted this 23rd day of June, 2023.

CARTER JEFFRIES LLC

/s/Carson Jeffries
CARSON L. JEFFRIES, ESQ.
Georgia Bar Number 100139
cjeffries@moldfirm.com
ATTORNEY FOR PLAINTIFFS

47 Perimeter Center East, Suite 530
Atlanta, GA 30346
ph: (404) 341-6653

STATE COURT OF
DEKALB COUNTY, GA.
6/23/2023 4:34 PM
E-FILED
BY: Monica Gay

EXHIBIT B

THE MOLD FIRM
CARTER JEFFRIES, LLC
Atlanta's Premier Dedicated Mold Law Practice
47 Perimeter Center East, SUITE 530
ATLANTA, GEORGIA 30346
PHONE 404-341-6653
www.moldfirm.com

DAVID G. CARTER
ATTORNEY AT LAW
dcarter@moldfirm.com

CARSON JEFFRIES
ATTORNEY AT LAW
cjeffries@moldfirm.com

April 17, 2023

VIA USPS CERTIFIED FIRST CLASS MAIL, RETURN RECEIPT REQUESTED
& EMAIL WHERE INDICATED

Katie Kalinowski
Claim Professional
Safeco Insurance Company of Indiana
PO Box 5014
Scranton, PA. 18505-5014
Katie.kalinowski@libertymutual.com

The Safeco Insurance Company of Indiana
c/o Corporation Service Company, R/A/F
2 Sun Court, Suite 400
Peachtree Corners, GA. 30092

Damon P. Hart, Secretary
Safeco Insurance Company of Indiana
175 Berkeley Street
Boston, MA. 02116

Karen Karabinos
Kevin P. Kelly
Chartwell Law
3200 Cobb Galleria Parkway, Suite 250
Atlanta, GA. 30339
kkarabinos@chartwelllaw.com
kkelly@chartwelllaw.com
Attorneys for Safeco Insurance Company of Indiana

Insurer's DOL ¹ :	June 24, 2022
Insurer:	Safeco Insurance Company of Indiana
Your Insured:	Prashant Kalavar & Shweta Manjeshwa
Policy No.:	OX5948543
Claim No:	049942182-01
Subject Property:	8030 Prestwick Circle, Duluth, GA. 30097-6673

RE: BAD-FAITH DEMAND FOR IMMEDIATE PAYMENT UNDER O.C.G.A. §
33-4-6

¹ This "date of loss" indicated herein is provided to ensure consistency with Insurer's internal identification and records as to this Claim and is not intended to reflect or otherwise limit Insured's position or right to contest the date of loss in any subsequent legal or administrative proceeding.

Dear Ms. Karabinos, Ms. Kalinowski, Mr. Kelly, and Mr. Hart:

My firm, Carter Jeffries LLC, and I have the pleasure of representing your insured, Prashant Kalavar & Shweta Manjeshwa, (collectively referred to as my “Clients” or the “Insured”) with respect to the water loss and related damages affecting their home located at 8030 Prestwick Circle, Duluth, GA. 30097-6673 as well as their claims against Safeco Insurance Company of Indiana (“Safeco” or “Insurer”) for its bad faith failure and refusal to promptly adjust and make payment to them for their covered losses. Accordingly, please forward all future communications to my attention.

Pursuant to O.C.G.A. § 24-4-408, statements made with a view toward compromise are inadmissible at trial. This Georgia law was enacted to encourage the settlement of controversies by permitting parties to discuss their cases candidly with the assurance that admissions and proposals for compromise made in the course of the good-faith settlement negotiations may not be used against them and any subsequent lawsuit. *Benn v. McBride*, 140 Ga.App. 698 (1976). This entire letter is being submitted with a view toward compromise of this claim. If you do not agree that everything that follows is inadmissible during the litigation of this matter, please stop reading and immediately destroy this letter and its attachments and immediately notify us of your refusal to review our attempt to compromise this claim.

OFFER OF COMPROMISE

This notice and demand is directed to Safeco as the insurer for my Clients’ home located at 8030 Prestwick Circle, Duluth, GA. 30097-6673 (“Subject Property”). This letter is written to submit my Clients’ demand for compromise, made pursuant to the Insured’s policy # OX5948543 with Safeco Insurance Company of Indiana (the “Policy”). It is undisputed that on or about June 24, 2022, a toilet plumbing line in Insured’s basement ruptured, spraying water all over the bathroom and flooding the basement area. It is equally undisputed that my Clients immediately reported the loss to Safeco and took measures to protect and preserve the property by contacting third-party remediator, Servpro, to conduct emergency water extraction and removal as well as contacted E&L Service, a plumber, to fix the plumbing line as well as to identify the source of the loss. In addition to damage to the plumbing and dwelling, the water loss resulted in mold and/or water damage to the Subject Property’s HVAC system, electrical system, and contents.

Subsequently, Safeco sent a field adjuster to investigate and adjust the loss. The Insureds cooperated in Safeco’s efforts to adjust the loss by providing all documentation as requested by Insurer, allowing Insurer to inspect the evidence as often as requested, and otherwise complying with all their duties pursuant to the Policy. After reducing the estimated loss by recoverable depreciation and the deductible, Safeco issued approximately \$46,504.20 in payments, including for costs to restore and repair the dwelling, pack-out contents, repair the HVAC system, as well as the Plumber’s bill for accessing the plumbing and sourcing the loss.

The insured disagreed with Safeco's valuation of the loss and demanded appraisal on or about August 8, 2022, appointing Bruce Fredrics as their appraiser. Subsequently, the Parties' Appraisers could not agree on an umpire, and Safeco, via counsel Ms. Karabinos and Mr. Kelly ("Safeco Counsel"), requested another inspection of the Subject Property, due to Mr. Fredrics' new estimate for the Dwelling equaling \$192,294.40.

As a result of these delays in the adjustment and appraisal process, Prashant and Shweta have been (i) unable to complete the remediation and restoration of their basement and (ii) compelled to preserve the basement in its demolished state while Safeco lacksadaisically reviews the loss. As a result, their family has lost the use of their finished basement for almost a year: a room in their home where they previously congregated with their children to engage as a family and spend time together. Further, the delays have led to the growth of additional mold contamination in the basement, creating a hazard for the family.

Subsequently, Clients retained undersigned law firm, engaged a new expert estimator, Scott Henderson of Independent Estimators, and agreed to Safeco's request, via their counsel, for a reinspection of the Subject Property and the alleged losses and damages. On or about January 25, 2023, the Parties' representatives met at the Subject Property for the comprehensive reinspection. Prashant Kalavar, Undersigned counsel for the Insured's, Scott Henderson of Independent Estimates, Frank Davis of Haight Davis & Associates, and Richard Johnson of Air Allergen & Mold Testing attended on behalf of the Insureds. Meanwhile, Brandon Love of Liberty Mutual, Richard Grimshaw of Donan, and John Smith of Profire attended on behalf of Safeco. The Insured's representatives conducted a walk-thru of the Subject Property, explained their testing/inspection of the Subject Property, and answered Safeco's representatives' questions. Subsequently, Safeco's representatives conducted their own testing and/or visual inspection of the basement, the loss and any water and/or mold related damages or losses.

At the conclusion of the inspection, the Parties' representatives had a productive discussion about reaching an amicable resolution in this matter. Pursuant to said discussion, the Insured's representatives agreed to submit Mr. Henderson's estimate of the loss (Appendix A), Mr. Johnson's lab report as well as his basic recommended mold remediation guidelines arising from his environmental sampling of the Subject Property (Attachment A), and a new demand for compromise to Safeco and its representatives for review and acceptance or counteroffer. Consequently, Insured's itemized losses and demand for compromise are as follows:

- Costs to repair and restore the dwelling: \$72, 813.30 (Independent Estimates Report: Appendix A: p. 16), which estimate includes the following bid items:
 - Costs to Diagnose Source of Loss: \$4,380.00 (Independent Estimates line item 161; E&L Service Invoice: Appendix A: p. 21)
 - Costs to Repair Source of Loss: \$3,524.00 (Independent Estimates line item

- 163; E&L Service Invoice: Appendix A: p. 22)
- Costs to Repair damaged HVAC: \$559.50 (Independent Estimates line item 152; Casteel Invoice: Appendix A: p.gs 23-24)
- Costs to repair electrical wiring submerged and damaged by flooding: \$5,500 (Independent Estimates line item 164; Meso Potamia Invoice: Appendix A: p.25)
- Costs to certify structural integrity of flood area: \$1,780.00 (Independent Estimates line item 158; Haight Davis & Associates Invoice: Appendix A: pgs. 26-27)
- Costs to test and develop mold remediation protocol for remediation of mold contamination: \$2,086.00 (Independent Estimates line item 159; Air Allergen & Mold Testing Invoice: Appendix A: p. 28)
- Costs to remediate and/or replace contents: \$87,062.50 (Independent Estimate Report: Appendix A: p. 17), which also includes Insured's itemized spreadsheet of contents (Appendix A: pgs. 19-20)
- Minus Set-off for Prior Payments: (\$46,504.20) (Safeco Prior Payments: Appendix A: pgs. 30-33)

Subtotal for Difference in Covered Losses after Deducting Set-off: \$113,371.60

- Litigation Costs: \$1,437.50 (Independent Estimates Invoice: Appendix A: p.29)
- Attorney's Fees to date: \$39,680.06

Total Claim: \$154,489.16

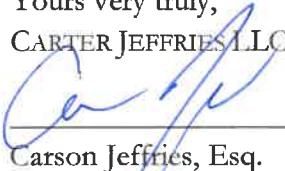
*Please be advised that this loss itemization, lab report, basic mold remediation guidelines and expert estimate are being offered for the purpose of compromise and settlement only and shall not be used for any evidentiary purpose and shall remain confidential if litigation becomes necessary.

In a last-ditch effort to avoid needless litigation, my Clients hereby demand Safeco make payment to them in the amount of **\$154, 489.16** in full and final settlement and compromise of all contract, bad faith and related claims against Safeco, including but not limited to those for the damages as set forth in the above paragraph and in Appendix A, arising from or relating to the June 24, 2022 water loss or their insurance policy with Safeco. Please note that in good faith, my Clients' demanded amount **does not include** any amounts for the loss of their basement or punitive damages: claims they will pursue if forced to file a formal lawsuit with respect to their claims. Please also note that additional delays will only result in increased litigation costs and attorney's fees.

Please be further advised that Insureds are making this demand to Safeco pursuant to O.C.G.A. § 33-4-6, and the sum demanded must be **RECEIVED**² no later than 60 days from the date of receipt, which shall be conclusively established by the delivery return receipt or date provided to us by the United States Postal Service's tracking and delivery data. **IF THE WITHIN AND FOREGOING DEMAND FUNDS ARE NOT RECEIVED BY 5:00 P.M. EST ON THE 60TH DAY AFTER RECEIPT OF THIS DEMAND, ALL OFFERS OF SETTLEMENT AND COMPROMISE WILL BE WITHDRAWN, A LAWSUIT INITIATED AGAINST SAFECO, AND BAD-FAITH PENALTIES WILL BE SOUGHT AGAINST SAFECO AS WELL AS ALL OTHER REMEDIES AVAILABLE UNDER THE LAW.**

Please be aware that this demand for policy limits in compromise of this claim is not negotiable and that ALL conditions of the demand must be met by the specified time limit. If any condition is not met, or if any additional condition is imposed by Insurers, including but not limited to conditions of indemnification or the waiver of any rights or claims not specified herein, this demand for settlement and compromise will be withdrawn, and we will seek bad-faith penalties against Safeco. Please be aware that, under Georgia law, this demand must be accepted unequivocally and without variance of any sort and that a purported acceptance of this demand that imposes conditions beyond those contained in this demand will be construed as a counteroffer to my Clients' demand. *See Frickey v. Jones*, 280 Ga. 573, 630 S.E. 2d 374 (2006).

I apologize for the tone of this demand letter; however, the requirements of O.C.G.A. § 33-4-6 make such directness advisable. Should you have any questions regarding this demand, please do not hesitate to contact me at (404) 341-6653. Of course, this letter is written in furtherance of settlement, and nothing contained herein shall be deemed admissible except to enforce a claim for bad-faith failure to settle this claim.

Yours very truly,
CARTER JEFFRIES LLC

Carson Jeffries, Esq.

Encl.:

- Appendix A: Estimator's Report and attached financial support
- Attachment A: Lab Report and Basic Mold Remediation Guidelines

² Settlement funds must be paid by Cashier's Check, Certified Bank Check, or a valid check (not draft) issued by your insurance company to "Carter Jeffries LLC" (Tax ID 81-5428377), and the check must be RECEIVED in my office no later than 5:00 p.m. EST, 60 days from the date of receipt, which shall be conclusively established by the delivery return receipt and date provided to us by the United States Postal Service.

Company: **Air Allergen Mold Testing, Inc.** Report Date 02/06/2023
 Attention: Prashant Kalavar 1543 Lilburn Stone-Mountain Road, Suite 200 Date Received 1/28/2023
 Address: 8030 Preswick Circle, Duluth, Stone Mountain, GA 30087 Analyzed by S. SporeCyte
 GA 30097 Phone (770) 938-4861 Fax (678) 723-5848 Date Amended
 Project: 8030 Preswick Circle Linear Spore Trap Analysis by SOP LAB-SOP-SPT-002 Report Number 35138

Location	Outside		Bathroom		wall cavity near bath	
AAMT Nbr	35138-001		35138-002		35138-003	
Spore Trap Serial #	02537572		02528965		02520484	
Sample/Cassette Type	Allergenco D Posi-Track		Allergenco D Posi-Track		Allergenco D Posi-Track	
Liters Collected	75 L		75 L		75 L	
Humid/Temp	46 / 66		54 / 66		55 / 66	
Particulate	Carbon	Soil	Carbon	Soil	Carbon	Soil
	Talc/Talc Like		Talc/Talc Like	InsectPart	InsectPart	
Fibrous Particulate	unident Fibers		unident Fibers	Insulation	unident Fibers	Insulation
Skin Fragments	16		1473		720	
Background / Cubic Meter	66,360		805,267		424,600	
Hyphae / m ³	13		320		267	
Pollen / m ³	173					
Spore Name	Raw Ct	Spore / m ³	% of Total	Raw Ct	Spore / m ³	% of Total
Predominately Outdoor						
Alternaria						
Arthrinium	1	13	2.5	1	13	1.0
Ascospores	17	227	43.7	8	107	8.3
Basidiospores	10	133	25.6	7	93	7.2
Bipolaris						
Curvularia						
Epicoccum				1	13	1.0
Nigrospora						
Periconia/Myxomycete						
Pithomyces						
Spegazzinia						
Torula						
Misc	6	80	15.4	35	467	36.1
Indoor - Outdoor						
Aspergillus/Penicillium	2	27	5.2	37	493	38.1
Cladosporium	3	40	7.7	8	107	8.3
Water Related						
Chaetomium						
Stachybotrys						
Trichoderma						
Total Spores	39	520	100	97	1,293	100

Limit of Detection @600x

44

44

44

Limit of Detection @300x

13

13

13

Please see attached sheet for additional information and important notes.

Top 3 organisms = Richard Johnson, Laboratory Director

The uncertainty of measurement associated with the measurement results contained in the report is available upon request.

AIHA Culture Proficiency Analytical Testing Participant # 199873 PJLA ISO/IEC 17025:2017 Environmental Accreditation # 91033

LAB-FRM-ITS-00

ATTACHMENT A

Company: Air Allergen Mold Testing, Inc. Report Date 02/06/2023
 Attention: Prashant Kalavar 1543 Lilburn Stone-Mountain Road, Suite 200 Date Received 1/28/2023
 Address: 8030 Preswick Circle, Duluth, Stone Mountain, GA 30087 Analyzed by S. SporeCyte
 GA 30097 Phone (770) 938-4861 Fax (678) 723-5848 Date Amended
 Project: 8030 Preswick Circle Linear Spore Trap Analysis by SOP LAB-SOP-SPT-002 Report Number 35138

Location	Outside			Wine Celler			Near bar sink		
AAMT Nbr	35138-001			35138-004			35138-005		
Spore Trap Serial #	02537572			02536420			02535460		
Sample/Cassette Type	Allergenco D Posi-Track			Allergenco D Posi-Track			Allergenco D Posi-Track		
Liters Collected	75 L			75 L			75 L		
Humid/Temp	46 / 66			54 / 65			54 / 66		
Particulate	Carbon	Soil		Carbon	Soil		Carbon	Soil	
	Talc/Talc Like			Talc/Talc Like	InsectPart				
Fibrous Particulate	unident Fibers			unident Fibers	Insulation		unident Fibers	Insulation	
Skin Fragments	16			1052			855		
Background / Cubic Meter	66,360			696,987			653,267		
Hyphae / m ³	13			253			253		
Pollen / m ³	173								
Spore Name	Raw Ct	Spore / m ³	% of Total	Raw Ct	Spore / m ³	% of Total	Raw Ct	Spore / m ³	%Total
Predominately Outdoor									
Alternaria									
Arthrinium	1	13	2.5	1	13	1.2			
Ascospores	17	227	43.7	3	40	3.8	3	40	7.9
Basidiospores	10	133	25.6	3	40	3.8	3	40	7.9
Bipolaris									
Curvularia									
Epicoccum									
Nigrospora							1	13	2.6
Periconia/Myxomycete									
Pithomyces									
Spegazzinia									
Torula									
Misc	6	80	15.4	26	347	32.6	22	293	57.9
Indoor - Outdoor									
Aspergillus/Penicillium	2	27	5.2	28	373	35.0	4	53	10.5
Cladosporium	3	40	7.7	19	253	23.7	5	67	13.2
Water Related									
Chaetomium									
Stachybotrys									
Trichoderma									
Total Spores	39	520	100	80	1,066	100	38	506	100

Limit of Detection @600x

44

44

44

Limit of Detection @300x

13

13

13

Please see attached sheet for additional information and important notes.

Top 3 organisms = Richard Johnson, Laboratory Director

The uncertainty of measurement associated with the measurement results contained in the report is available upon request.

AIHA Culture Proficiency Analytical Testing Participant # 199873 PJLA ISO/IEC 17025:2017 Environmental Accreditation # 91033

LAB-FRM-ITS-00

Company: **Air Allergen Mold Testing, Inc.** Report Date 02/06/2023
 Attention: Prashant Kalavar 1543 Lilburn Stone-Mountain Road, Suite 200 Date Received 1/28/2023
 Address: 8030 Preswick Circle, Duluth, Stone Mountain, GA 30087 Analyzed by S. SporeCyte
 GA 30097 Phone (770) 938-4861 Fax (678) 723-5848 Date Amended
 Project: 8030 Preswick Circle Linear Spore Trap Analysis by SOP LAB-SOP-SPT-002 Report Number 35138

Location	Outside		Main room center		Room 1 off main	
AAMT Nbr	35138-001		35138-006		35138-007	
Spore Trap Serial #	02537572		02529733		02520292	
Sample/Cassette Type	Allergenco D Posi-Track		Allergenco D Posi-Track		Allergenco D Posi-Track	
Liters Collected	75 L		75 L		75 L	
Humid/Temp	46 / 66		54 / 66		53 / 66	
Particulate	Carbon	Soil	Carbon	Soil	Carbon	Soil
	Talc/Talc Like		Talc/Talc Like	InsectPart	Talc/Talc Like	InsectPart
Fibrous Particulate	unident Fibers		unident Fibers	Insulation	unident Fibers	Insulation
Skin Fragments	16		1323		871	
Background / Cubic Meter	66,360		777,440		303,693	
Hyphae / m ³	13		387		80	
Pollen / m ³	173					
Spore Name	Raw Ct	Spore / m ³	% of Total	Raw Ct	Spore / m ³	% of Total
Predominately Outdoor						
Alternaria						
Arthrinium	1	13	2.5	3	40	2.6
Ascospores	17	227	43.7	3	40	2.6
Basidiospores	10	133	25.6	16	213	14.0
Bipolaris						
Curvularia				1	13	0.9
Epicoccum				1	13	0.9
Nigrospora						
Periconia/Myxomycete						
Pithomyces				1	13	0.9
Spegazzinia						
Torula				2	27	1.8
Misc	6	80	15.4	38	507	33.4
Indoor - Outdoor						
Aspergillus/Penicillium	2	27	5.2	31	413	27.2
Cladosporium	3	40	7.7	18	240	15.8
Water Related						
Chaetomium						
Stachybotrys						
Trichoderma						
Total Spores	39	520	100	114	1,519	100

Limit of Detection @600x

44

44

44

Limit of Detection @300x

13

13

13

Please see attached sheet for additional information and important notes.

Top 3 organisms = Richard Johnson, Laboratory Director

The uncertainty of measurement associated with the measurement results contained in the report is available upon request.

AIHA Culture Proficiency Analytical Testing Participant # 199873 PJLA ISO/IEC 17025:2017 Environmental Accreditation # 91033

LAB-FRM-ITS-00

Company: **Air Allergen Mold Testing, Inc.** Report Date 02/06/2023
 Attention: Prashant Kalavar 1543 Lilburn Stone-Mountain Road, Suite 200 Date Received 1/28/2023
 Address: 8030 Preswick Circle, Duluth, Stone Mountain, GA 30087 Analyzed by S. SporeCyte
 GA 30097 Phone (770) 938-4861 Fax (678) 723-5848 Date Amended
 Project: 8030 Preswick Circle Linear Spore Trap Analysis by SOP LAB-SOP-SPT-002 Report Number 35138

Location	Outside		Room 2 w/TV		Room 3 storage	
AAMT Nbr	35138-001		35138-008		35138-009	
Spore Trap Serial #	02537572		02530656		02528389	
Sample/Cassette Type	Allergenco D Posi-Track		Allergenco D Posi-Track		Allergenco D Posi-Track	
Liters Collected	75 L		75 L		75 L	
Humid/Temp	46 / 66		51 / 65		51 / 66	
Particulate	Carbon	Soil	Carbon	Soil	Carbon	Soil
	Talc/Talc Like		Talc/Talc Like	InsectPart	Talc/Talc Like	
Fibrous Particulate	unident Fibers		unident Fibers	Insulation	unident Fibers	Insulation
Skin Fragments	16		500		556	
Background / Cubic Meter	66,360		603,373		692,173	
Hyphae / m ³	13		253		293	
Pollen / m ³	173					
Spore Name	Raw Ct	Spore / m ³	% of Total	Raw Ct	Spore / m ³	% of Total
Predominately Outdoor						
Alternaria						
Arthrinium	1	13	2.5			
Ascospores	17	227	43.7	1	13	1.8
Basidiospores	10	133	25.6	4	53	7.2
Bipolaris				1	13	1.8
Curvularia						
Epicoccum						
Nigrospora						
Periconia/Myxomycete						
Pithomyces						
Spegazzinia						
Torula				1	13	1.8
Misc	6	80	15.4	28	373	51.0
Indoor - Outdoor						
Aspergillus/Penicillium	2	27	5.2	12	160	21.9
Cladosporium	3	40	7.7	6	80	10.9
Water Related						
Chaetomium						
Stachybotrys				2	27	3.7
Trichoderma						
Total Spores	39	520	100	55	732	100

Limit of Detection @600x

44

44

44

Limit of Detection @300x

13

13

13

Please see attached sheet for additional information and important notes.

Top 3 organisms = Richard Johnson, Laboratory Director

The uncertainty of measurement associated with the measurement results contained in the report is available upon request.

AIHA Culture Proficiency Analytical Testing Participant # 199873 PJLA ISO/IEC 17025:2017 Environmental Accreditation # 91033

LAB-FRM-ITS-00

Company: Air Allergen Mold Testing, Inc. **Report Date** 02/06/2023
Attention: Prashant Kalavar **Date Received** 1/28/2023
Address: 8030 Preswick Circle, Duluth, GA 30097
 1543 Lilburn Stone-Mountain Road, Suite 200
 Stone Mountain, GA 30087
Analyzed by S. SporeCytel
 Phone (770) 938-4861 Fax (678) 723-5848 **Date Amended**
Project: 8030 Preswick Circle **Linear Spore Trap Analysis by SOP LAB-SOP-SPT-002** **Report Number** 35138

Location	Outside		Utility Room		Main Rm East Wall				
AAMT Nbr	35138-001		35138-010		35138-011				
Spore Trap Serial #	02537572		02529157		02538340				
Sample/Cassette Type	Allergenco D Posi-Track		Allergenco D Posi-Track		Allergenco D Posi-Track				
Liters Collected	75 L		75 L		75 L				
Humid/Temp	46 / 66		46 / 68		54 / 66				
Particulate	Carbon	Soil	Carbon	Soil	Carbon	Soil			
	Talc/Talc Like		Talc/Talc Like	InsectPart	Talc/Talc Like	InsectPart			
Fibrous Particulate	unident Fibers		unident Fibers	Insulation	unident Fibers	Insulation			
Skin Fragments	16		661		122				
Background / Cubic Meter	66,360		885,507		418,240				
Hyphae / m ³	13		347		27				
Pollen / m ³	173		13						
Spore Name	Raw Ct	Spore / m ³	% of Total	Raw Ct	Spore / m ³	% of Total	Raw Ct	Spore / m ³	%Total
Predominately Outdoor									
Alternaria				1	13	0.7			
Arthrinium	1	13	2.5	2	27	1.5			
Ascospores	17	227	43.7	2	27	1.5			
Basidiospores	10	133	25.6	49	653	35.2			
Bipolaris									
Curvularia									
Epicoccum									
Nigrospora									
Periconia/Myxomycete									
Pithomyces				1	13	0.7			
Spegazzinia									
Torula									
Misc	6	80	15.4	31	413	22.3	4	53	19.9
Indoor - Outdoor									
Aspergillus/Penicillium	2	27	5.2	30	400	21.6	15	200	75.2
Cladosporium	3	40	7.7	23	307	16.6	1	13	4.9
Water Related									
Chaetomium									
Stachybotrys									
Trichoderma									
Total Spores	39	520	100	139	1,853	100	20	266	100

Limit of Detection @600x	44	44	44
Limit of Detection @300x	13	13	13

Please see attached sheet for additional information and important notes.

Top 3 organisms =  Richard Johnson, Laboratory Director

The uncertainty of measurement associated with the measurement results contained in the report is available upon request.

AIHA Culture Proficiency Analytical Testing Participant # 199873 PJLA ISO/IEC 17025:2017 Environmental Accreditation # 91033

LAB-FRM-ITS-00

Company: **Air Allergen Mold Testing, Inc.** Report Date 02/06/2023
 Attention: Prashant Kalavar 1543 Lilburn Stone-Mountain Road, Suite 200 Date Received 1/28/2023
 Address: 8030 Preswick Circle, Duluth, Stone Mountain, GA 30087 Analyzed by S. SporeCyte
 GA 30097 Phone (770) 938-4861 Fax (678) 723-5848 Date Amended
 Project: 8030 Preswick Circle Linear Spore Trap Analysis by SOP LAB-SOP-SPT-001 Report Number 35138

Location	Outside			Main Rm So Wall					
AAMT Nbr	35138-001			35138-012					
Spore Trap Serial #	02537572			02528581					
Sample/Cassette Type	Allergenco D Posi-Track			Allergenco D Posi-Track					
Liters Collected	75 L			75 L					
Humid/Temp	46 / 66			55 / 66					
Particulate	Carbon	Soil		Carbon	Soil				
	Talc/Talc Like			Talc/Talc Like	InsectPart				
Fibrous Particulate	unident Fibers			unident Fibers	Insulation				
Skin Fragments	16			266					
Background / Cubic Meter	66,360			605,693					
Hyphae / m ³	13			53					
Pollen / m ³	173			13					
Spore Name	Raw Ct	Spore / m ³	% of Total	Raw Ct	Spore / m ³	% of Total	Raw Ct	Spore / m ³	%Total
Predominately Outdoor									
Alternaria									
Arthrinium	1	13	2.5						
Ascospores	17	227	43.7	1	13	2.0			
Basidiospores	10	133	25.6	4	53	8.3			
Bipolaris									
Curvularia									
Epicoccum									
Nigrospora									
Periconia/Myxomycete									
Pithomyces									
Spegazzinia									
Torula									
Misc	6	80	15.4	5	67	10.5			
Indoor - Outdoor									
Aspergillus/Penicillium	2	27	5.2	28	373	58.4			
Cladosporium	3	40	7.7	10	133	20.8			
Water Related									
Chaetomium									
Stachybotrys									
Trichoderma									
Total Spores	39	520	100	48	639	100			

Limit of Detection @600x

44

44

Limit of Detection @300x

13

13

Please see attached sheet for additional information and important notes.

Top 3 organisms = Richard Johnson, Laboratory Director

The uncertainty of measurement associated with the measurement results contained in the report is available upon request.

AIHA Culture Proficiency Analytical Testing Participant # 199873 PJLA ISO/IEC 17025:2017 Environmental Accreditation # 91033

LAB-FRM-ITS-00

Company:**Attention:** Prashant Kalavar**Address:** 8030 Preswick Circle, Duluth,
GA 30097**Air Allergen Mold Testing, Inc.**

1543 Lilburn Stone-Mountain Road, Suite 200

Stone Mountain, GA 30087

Phone (770) 938-4861 Fax (678) 723-5848

Report Date 02/06/2023**Date Received** 1/28/2023**Analyzed by** S. SporeCyte**Date Amended****Report Number** 35138**Project:** 8030 Preswick Circle

Linear Spore Trap Analysis by SOP LAB-SOP-SPT-002

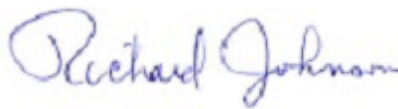
Spore Trap Comments

The uncertainty of measurement associated with the measurement results contained in the report is available upon request.

Background is a combination of debris, skin and fibers.

* Water Related refers to organisms that are commonly found in areas of high water activity. This can be in the form of high Relative Humidity (RH), meaning consistently above 50%.

**Spore Total symbols are; ND is None Detected, DS is Defective Slide and NT is No Trace



Richard Johnson, Laboratory Director

LAB-FRM-ITS-003

AIHA Culture Proficiency Analytical Testing Participant # 199873 PJLA ISO/IEC 17025:2017 Environmental Accreditation # 91033

DateAmended

Project 8030 Preswick Circle

Direct Exam Microscopic Analysis by SOP LAB-SOP-DIR-001

[illegible]

The uncertainty of measurement associated with the measurement results contained in the report is available upon request.

Richard Johnson

Richard Johnson, Laboratory Director

LAB-FRM-ITS-004

AIHA Culture Proficiency Analytical Testing Participant # 199873 PJLA ISO/IEC 17025:2005 Environmental Accreditation # 91033

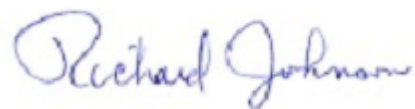
Company:	Air Allergen Mold Testing, Inc.	Report Date 02/06/2023
Attention: Prashant Kalavar	1543 Lilburn Stone-Mountain Road, Suite 200	Date Received 1/28/2023
Address: 8030 Preswick Circle Duluth, GA 30097	Stone Mountain, GA 30087	Analyzed by S. SporeCyte
	Phone (770) 938-4861 Fax (678) 723-5848	Job Number 35138
Project 8030 Preswick Circle	Report Number 35138	Date Amended

**Direct Exam Microscopic Analysis
by SOP LAB-SOP-DIR-001**

Location	Bathroom Cabinet	Location	Media room sofa
AAMT Nbr	35138-015	AAMT Nbr	35138-016
Sample ID	SW 3	Sample ID	SW 4
SampleType	Swab	SampleType	Swab
Background 1	Dust	Background 1	Dust
Humidity/Temp	/	Humidity/Temp	/
Dustmites	Absent	Dustmites	Absent
Hyphae	Rare	Hyphae	Moderate
Spore Type	Amount FS	Spore Type	Amount FS
<i>Aspergillus / Penicillium</i>	Rare <input type="checkbox"/>	Basidiospores	Moderate <input type="checkbox"/>
	<input type="checkbox"/>	<i>Aspergillus / Penicillium</i>	Moderate <input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
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	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

The uncertainty of measurement associated with the measurement results contained in the report is available upon request.

Qualitative analysis
 Predominant = major spore type on slide. More than one spore type can be Predominant.
 Moderate = < 50% of slide.
 Rare = < 10% of slide.
 FS = Fruiting structures present. Indicates fungi is currently growing.



Richard Johnson, Laboratory Director

LAB-FRM-ITS-004

AIHA Culture Proficiency Analytical Testing Participant # 199873 PJLA ISO/IEC 17025:2005 Environmental Accreditation # 91033

DateAmended

Report Number 35138

Direct Exam Microscopic Analysis by SOP LAB-SOP-DIR-001

[illegible]

The uncertainty of measurement associated with the measurement results contained in the report is available upon request.

Richard Johnson

Richard Johnson, Laboratory Director

LAB-FRM-ITS-004

AIHA Culture Proficiency Analytical Testing Participant # 199873 PJLA ISO/IEC 17025:2005 Environmental Accreditation # 91033

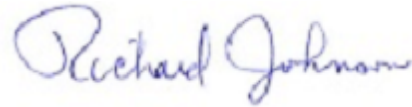
Company: Attention: Prashant Kalavar Address: 8030 Preswick Circle Duluth, GA 30097 Project 8030 Preswick Circle	Air Allergen Mold Testing, Inc. 1543 Lilburn Stone-Mountain Road, Suite 200 Stone Mountain, GA 30087 Phone (770) 938-4861 Fax (678) 723-5848 Report Number 35138	Report Date 02/06/2023 Date Received 1/28/2023 Analyzed by S. SporeCyte Job Number 35138 Date Amended
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**Direct Exam Microscopic Analysis
by SOP LAB-SOP-DIR-001**

Location	Ping Pong Table Leg	Location	Wine rack
AAMT Nbr	35138-019	AAMT Nbr	35138-020
Sample ID	SW 7	Sample ID	SW 8
SampleType	Swab	SampleType	Swab
Background 1	Dust	Background 1	Dust
Humidity/Temp	/	Humidity/Temp	/
Dustmites	Absent	Dustmites	Absent
Hyphae	Moderate	Hyphae	Moderate
Spore Type	Amount FS	Spore Type	Amount FS
<i>Aspergillus / Penicillium</i>	> 90 % <input checked="" type="checkbox"/>	<i>Aspergillus / Penicillium</i>	> 90 % <input checked="" type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
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The uncertainty of measurement associated with the measurement results contained in the report is available upon request.

Qualitative analysis
 Predominant = major spore type on slide. More than one spore type can be Predominant.
 Moderate = < 50% of slide.
 Rare = < 10% of slide.
 FS = Fruiting structures present. Indicates fungi is currently growing.



Richard Johnson, Laboratory Director

LAB-FRM-ITS-004

AIHA Culture Proficiency Analytical Testing Participant # 199873 PJLA ISO/IEC 17025:2005 Environmental Accreditation # 91033

ATTACHMENT A
Air Allergen Mold Testing, Inc.

Company:

Attention: Prashant Kalavar
Address: 8030 Preswick Circle Duluth,
GA 30097

1543 Lilburn Stone-Mountain Road, Suite 200
Stone Mountain, GA 30087
Phone (770) 938-4861 Fax (678) 723-5848
Report Number 35138

Report Date 02/06/2023
Date Received 1/28/2023
Analyzed by M. Khan
Job Number 35138
Date Amended

Project: 8030 Preswick Circle

**Culture Plate Analysis of Bulk, Dust, Swab
for Fungi by SOP LAB-SOP-DST-002**

Location					Media room carpet					Storage Room carpet				
AAMT Nbr					35138-021					35138-022				
Sample ID					CD 2					CD 3				
SampleType					Dust					Dust				
Metrics/Measure					0.3247 gram					0.1784 gram				
Limit of Detection	Dilution	Raw Count	Identification	CFU/	Limit of Detection	Dilution	Raw Count	Identification	CFU/	Limit of Detection	Dilution	Raw Count	Identification	CFU/
3080	0.001	32	<i>Aspergillus sp.</i>	98,553	561	0.01	3	<i>Bipolaris sp.</i>	1,682					
308	0.01	2	<i>Chaetomium sp. (b)</i>	616	5605	0.001	1	<i>Cladosporium sp.</i>	5,605					
3080	0.001	5	<i>Cladosporium sp.</i>	15,399	5605	0.001	1	<i>Curvularia sp.</i>	5,605					
308	0.01	2	<i>Epicoccum nigrum</i>	616	561	0.01	1	<i>Eurotium sp.</i>	561					
3080	0.001	2	<i>Eurotium sp.</i>	6,160	561	0.01	3	<i>Penicillium sp.</i>	1,682					
3080	0.001	12	<i>Penicillium sp.</i>	36,957	561	0.01	18	<i>Wallemia sebi (a)</i>	10,090					
3080	0.001	1	<i>Rhodotorula sp. (b)</i>	3,080										
3080	0.001	3	<i>Wallemia sebi (a)</i>	9,239										
308	0.01	6	Yeast (b)	1,848										
Total				172,467/gram	Total				25,224/gram					

The uncertainty of measurement associated with the measurement results contained in the report is available upon request.

(a) = ERMI Group 1

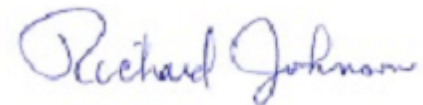
(b) = associated with high water activity

(c) = major contributor of Aspergillosis

Samples grown on Malt Extract , DG18 and Cellulose agars.

Limit of Detection based upon the dilution plate that fungi were counted.

Standard Limit of Detection for all samples = 100 CFU

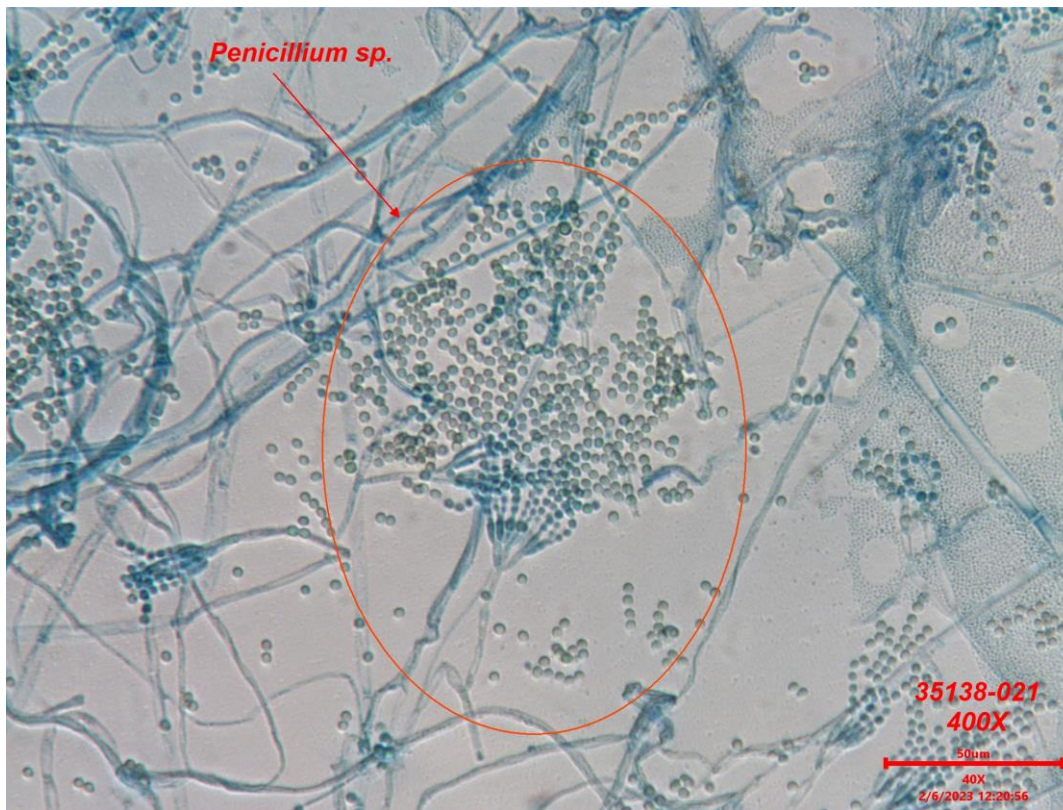


Richard Johnson, Laboratory Director

LAB-FRM-ITS-005

AIHA Culture Proficiency Analytical Testing Participant # 199873 PJLA ISO/IEC 17025:2005 Environmental Accreditation # 91033

ATTACHMENT A



Company	Air Allergen
Project	8030 Preswick Circle
Location	Media room carpet
SampleType	Dust
AAMT Nbr	35138-021
Date Analyzed	02/06/2023

Information on specific organisms listed can be viewed on our Fungal Organisms Description page.
Background particle information can be found on the How to Read Our Reports section.

Richard Johnson

Richard Johnson, Laboratory Director

How To Read Our Reports

Volume (L)	75
Particulate	soil
Fibrous Particulate	insulation

Amount of air sampled out of 1000 liters

Skin Fragments %	26-50
Background / m ³	126,853
Hyphae / m ³	1067

Total particles in 1 cubic meter of air
(1000 liters)

	Spore Name	Raw Count	Spores/m ³	% Total
Predominantly Outside	Alternaria	2	83	0.4
	Arthrinium			
	Arthrospores			
	Ascospores			
	Basidiospores			
	Bipolaris			
	Curvularia			
	Epicoccum			
	Nigrospora	5	207	0.9
	Periconia/Myxomycete			
	Pithomyces			
	Spegazzinia			
	Tetraploa			
	Torula			
	Urediniospores			
Inside / Outside	Aspergillus/Penicillium	400	16,593	73.1
	Cladosporium	127	5,268	23.2
Water Related	Chaetomium	10	415	1.8
	Stachybotrys	3	124	0.5
	Trichoderma			
	Ulocladium			
	Total	547	22,690	100

How many spores the analyst counted (raw count)

Percent of the total spores present per cubic meter

Total number of spores after formula applied to raw spores count, which will equal how many spores there are per 1 cubic meter of air

Total spores in this sample per 1 cubic meter of air.

Please see attached sheet for additional information and important notes.

Limit of Detection @

600x

Limit of Detection @

300x

44

13

Each spore counted by the analyst represents this many spores at 1 cubic meter, at the specified magnification

How to Read Our Reports

The major groups of spores are separated into

Predominantly Outside

Inside / Outside

Water Related

This is to make it easier to compare important groupings on the report.

1. The spore types, as well as the number identified is important. High levels of *Aspergillus* / *Penicillium*, and any level of the Water Related organisms should be of concern.
2. The **Outside** sample is used to verify that the sampling equipment is operating correctly. The Outside sample can also be used to determine if the HVAC is operating properly and as a comparison to the spores recovered inside.
3. The **Background** is represented as particles per cubic meter. The higher the number of particles the more likely that the HVAC is not operating correctly, or there may be overcrowding in the room. High levels of particles can also be an indicator of poor air quality that can lead to respiratory irritation.
4. **Skin fragments** are common in the indoor air. As the % of fragments rise, the more chance that it may be indicating poor circulation or overcrowding.
5. **Particles and Fibers** If there is something important to note or if dust mite parts are observed, it will be noted on the SPORE TRAP COMMENTS page. Only major categories are listed.
6. **Hyphae** are analogous to the stem of a plant. The spores arise from the hyphae, therefore, hyphae should be taken into account when looking at the total spore count, although they are not a part of that number. Hyphae can also give rise to new fungus growth
7. The **spore types** are explained in the Organism section of the report.
8. The **Limit of Detection** is equal to one spore counted by the analyst divided by the inverse of the volume sampled and by the percent of the slide analyzed. If the detection limit is 44, it means that every spore in the raw count equals 44 spores of that type in 1 cubic meter of air for 75 liters of air collected, with an analysis of 30% of the slide at 600x (magnification).
9. Not all spores can be definitively categorized due to the similarity in morphologies. Spores are classified according to the closest scientific description available.

FUNGAL ORGANISM DESCRIPTIONS

Organism		Recovered From	Comments	Inside / Outside Spore Type	High Water Activity Indicator	Mycotoxins Produced	Health Risk Type	Found in Combination with
Genus	Species							
<i>Acremonium</i>	<i>species</i>	soil, dead leaves, carpet, gypsum board	generally recovered in large numbers	Often recovered from water damaged inside wall board and carpeting	YES	NO	keratitis, mycetoma, aspergillosis	<i>Stachybotrys</i> , <i>Chaetomium</i> , <i>Trichoderma</i> , <i>Aspergillus</i> , <i>Penicillium</i>
<i>Alternaria</i> <i>Alternaria</i>	<i>alternata</i> <i>sp.</i>	carpet and air. Mostly an outside spore on plants and in soil	occurs in small amounts	OUT	YES	YES	phaeohypho-mycosis, infections of bone, cutaneous tissue, ears, eyes, paranasal sinuses and urinary tract	<i>Bipolaris</i> , <i>Curvularia</i> , <i>Cladosporium</i> , <i>Pithomyces</i> , <i>Epicoccum</i> , <i>Drechslera</i> , <i>Exserohilum</i> , <i>Helminthosporium</i>
<i>Arthrinium</i>	<i>species</i>	soil, forest litter, plant materials, decaying wood, decaying wood in crawl spaces	not often occurring inside, generally outside in moderate numbers. Often found on decaying wood in crawl spaces	OUT		NO	NA	<i>Curvularia</i> , <i>Bipolaris</i> , <i>Cladosporium</i> , <i>Pithomyces</i> , <i>Epicoccum</i>
Ascospores		wide variety of substrates. Plant, soil, air, cellulose materials, wood in crawl spaces	at certain times of year, found in large numbers outside	OUT	<i>Chaetomium globosum</i> , <i>Eurotium</i> species - YES. Most other genera and species, NO	dependent on genus or species recovered	Not generally involved with human disease.	<i>Basidiospores</i> (if outside), not generally recovered on laboratory media.
<i>Aspergillus</i>	<i>flavus</i>	common in seeds, nuts and cereals		BOTH	YES	YES	Respiratory pathogen. Second most often cause of aspergillosis and/or invasive aspergillosis	<i>Aspergillus sp.</i> , <i>Penicillium sp.</i>
<i>Aspergillus</i> (<i>Neosartorya</i>)	<i>fumigatus</i> (<i>fischeri</i>)	Air, Carpet, HVAC	Must be < 1. Not tolerated at any level inside.	NA	NA	YES	Respiratory pathogen. Most often cause of aspergillosis and/or invasive aspergillosis	<i>Aspergillus versicolor</i> , <i>Aspergillus sydowii</i> , <i>Aspergillus niger</i> , <i>Penicillium sp.</i> , <i>Cladosporium sp.</i> , bacteria
<i>Aspergillus</i>	<i>brasiliensis</i> / <i>niger</i>	food, indoor air		BOTH	YES	YES	aspergillosis	other <i>Aspergillus</i> , <i>Penicillium</i>
<i>Aspergillus</i>	<i>ochraceus</i>	coffee beans, spices, soil		BOTH	YES	YES	aspergillosis	<i>Aspergillus versicolor</i> , <i>Aspergillus sydowii</i> , <i>Aspergillus niger</i> , <i>Penicillium sp.</i> , <i>Cladosporium sp.</i> , bacteria

ATTACHMENT A

Organism		Recovered From	Comments	Inside / Outside	High Water Activity	Mycotoxins	Health Risk	Found in
Genus	Species			Spore Type	Indicator	Produced	Type	Combination with
<i>Aspergillus</i>	<i>species</i>	soil, food, air, carpet, HVAC	Large amounts when recovered	BOTH	YES several species	YES several species	aspergillosis, allergy	<i>Penicillium</i>
<i>Aspergillus</i>	<i>sydowii</i>	soil, food, leather		BOTH	YES	NO	aspergillosis	other <i>Aspergillus</i> , <i>Penicillium</i>
<i>Aspergillus</i>	<i>ustus</i>	food, indoor environment		BOTH	YES	NO	aspergillosis	other <i>Aspergillus</i> , <i>Penicillium</i>
<i>Aspergillus</i>	<i>versicolor</i>	HVAC, insulation, carpet, air	Must be < 1. Not tolerated at any level inside.	NA	NA	YES	aspergillosis	<i>Aspergillus sydowii</i> , <i>Aspergillus fumigatus</i> , <i>Aspergillus usuts</i>
<i>Aureobasidium</i>	<i>pullulans</i>	food, indoor, soil, leaf, seeds, fruit drinks, carpet, wet areas		INSIDE	YES	NO	corneal, peritoneal, cutaneous, pulmonary, systemic mycosis	yeasts, <i>Chaetomium</i> , <i>Stachybotrys</i> , <i>Trichoderma</i> , <i>Aspergillus</i> , <i>Penicillium</i>
Basidiospores		soil, wood, cellulose materials, plywood when wet related to "wood rot"	large amounts	OUTSIDE	YES	NO for air, YES for some mushrooms	NONE from air. Some mushrooms ingested can contain dangerous toxins	Ascospores, recovered on laboratory media as sterile mycelium, sometimes with "clamps" and/or arthrospores
<i>Bispora</i>	sp.	soil, wood		OUTSIDE	NO	NO	NA	<i>Bipolaris</i> , <i>Curvularia</i> , <i>Cladosporium</i> , <i>Pithomyces</i> , <i>Epicoccum</i> , <i>Drechslera</i> , <i>Exserohilum</i> , <i>Helminthosporium</i>
<i>Chrysonilia</i>	<i>Species</i>	soil	also known as <i>Neurospora</i>	BOTH	NO	NO	NA	NA
<i>Chaetomium</i> <i>Chaetomium</i>	<i>species globosum</i>	Ascospore commonly associated with wet gypsum board. Present in soil	Large amounts when recovered	INSIDE	YES	NO	occasionally associated with infections of blood, brain, skin and nails	yeasts, <i>Stachybotrys</i> , <i>Trichoderma</i> , <i>Aspergillus</i> , <i>Penicillium</i>

ATTACHMENT A

Organism		Recovered From	Comments	Inside / Outside	High Water Activity	Mycotoxins	Health Risk	Found in
Genus	Species			Spore Type	Indicator	Produced	Type	Combination with
<i>Cladosporium</i>	<i>cladosporioides</i>	plant material, soil, indoor air, carpet, HVAC	common spore in the indoor air. Indicates normal air when greater than <i>C. sphaerospermum</i>	BOTH	NO	NO	NA	<i>Alternaria, Curvularia, Pithomyces, Epicoccum, Drechslera, Exserohilum, Helminthosporium</i>
<i>Cladosporium</i>	<i>sphaerospermum</i>	plant material, soil, indoor air, carpet, HVAC	high amount in indoor air indicates poor air quality	BOTH	YES	NO	NA	<i>Cladosporium cladosporioides, Aspergillus sp., Penicillium sp.</i>
<i>Cladosporium</i>	<i>species</i>	plant material, soil, indoor air, carpet, HVAC		BOTH	NO	NO	NA	<i>Alternaria, Curvularia, Pithomyces, Epicoccum, Drechslera, Exserohilum, Helminthosporium</i>
<i>Curvularia</i>	<i>species</i>	soil, plant material, carpet, cellulose materials (paper)		BOTH			opportunistic pathogen of cornea and sinuses. Related to keratitis, endocarditis, mycetoma and pulmonary infection.	<i>Alternaria, Cladosporium species, Pithomyces, Epicoccum, Drechslera, Exserohilum, Helminthosporium</i>
<i>Dicyma</i>	<i>species</i>	soil	related to wood rot	OUT	YES	NO	NA	<i>Chaetomium, Stachybotrys, Trichoderma</i>
<i>Epicoccum</i>	<i>nigrum</i>	plants, soil, carpet, air, seeds	generally recovered in small numbers	primarily outside but is common inside, as well.	NO	NO	None	<i>Alternaria, Curvularia, Cladosporium species, Pithomyces, Drechslera, Exserohilum, Helminthosporium</i>
<i>Eurotium</i> <i>Eurotium</i>	<i>amstelodami</i> <i>herbariorum</i>	soil, variety of food, indoor air		BOTH	NO Although, Xerophilic, often found in water damaged buildings.	NO	aspergillosis	<i>Aspergillus, Penicillium</i>
<i>Fusarium</i>	<i>species</i>	grains, soils, apples, potatoes, sugar beet, maize	few, when recovered	BOTH	NO	YES several species	keratitis, occasionally mycetoma, sinusitis, septic arthritis and onychomycosis. Contains highly toxic secondary metabolites when ingested in some food grains.	<i>Aspergillus, Penicillium, Acremonium, Epicoccum</i>

ATTACHMENT A

Organism		Recovered From	Comments	Inside / Outside	High Water Activity	Mycotoxins	Health Risk	Found in
Genus	Species							
<i>Microsporum</i>	<i>species</i>	human and animal scalp, skin, nails	rarely recovered in air samples	IN	NO	NO	dermatophyte. Ringworm, infections of skin, scalp and nails	<i>Trichopyton, Epidermophyton</i>
<i>Mucor</i>	<i>species</i>	soil, wet damp materials	common bread mold	BOTH	YES	NO	Common cause of zygomycosis	<i>Rhizopus, Absidia, Cunninghamella, Syncephalastrum</i>
Myxomycete		plant pathogen	low, outside	OUTSIDE	NO	NO	NO	seen at various times of the years outside with a combination of other outside spores
<i>Nigrospora</i>	<i>species</i>	carpet, air, soil, plants		BOTH	NO	NO	None	<i>Alternaria, Cladosporium species, Pithomyces, Epicoccum, Drechslera, Exserohilum, Helminthosporium</i>
<i>Paecilomyces</i>	<i>variotii</i>	soil, compost	thermophillic	Both	YES	YES	sinusitis, eye infections	<i>Aspergillus, Penicillium</i>
<i>Penicillium</i>	<i>sp.</i>	soil, food	most common spore type found in the indoor air	Both	YES	YES several species of the approximately 200 known	Aspergillosis	<i>Aspergillus, Paecilomyces</i>
<i>Periconia</i>	<i>species</i>	plant pathogen	low, outside	OUTSIDE	NO	NO	NO	seen at various times of the years outside with a combination of other outside spores
<i>Phoma</i>	<i>species</i>	plant, soil, carot, wood		BOTH	NO	NO	occasional agent of phaeohyphomycosis	found in combination with a variety of wood rot or plant pathogen fungi
<i>Pithomyces</i>	<i>species</i>	soil, air, plant material	at certain times of the year can be recovered in moderate amounts from	OUTSIDE	NO	NO	NONE	<i>Alternaria, Cladosporium species, Epicoccum, Drechslera, Exserohilum, Helminthosporium</i>
<i>Rhizopus</i>	<i>species</i>	soil, damp wet materials	common bread mold	BOTH	YES	NO	Most common cause of zygomycosis	<i>Mucor, Absidia, Cunninghamella, Syncephalastrum</i>

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Organism		Recovered From	Comments	Inside / Outside	High Water Activity	Mycotoxins	Health Risk	Found in
Genus	Species			Spore Type	Indicator	Produced	Type	Combination with
<i>Rhodotorula</i>	<i>species</i>	wood, behind wall paper, cellulose products, carpets	pink, orange or red yeast, needs very high water activity levels	BOTH	YES	NO	NONE	<i>Sporobolomyces</i> , <i>Aureobasidium</i> , <i>Chaetomium</i> , <i>Stachybotrys</i>
<i>Scopulariopsis</i>	<i>brevicaulis</i>	soil, wood, food	has a characteristic ammoniacal odor	BOTH	NO	NO	Can infect toenail. May be a risk or subcutaneous or invasive infections of the immunocompromised	<i>Aspergillus</i> , <i>Penicillium</i>
<i>Spegazzinia</i>	<i>species</i>	soil, plants	very small numbers outside	OUTSIDE	NO	NO	NO	seen at various times of the years outside with a combination of other outside spores
<i>Sporothrix</i>	<i>species</i>	soil, wood, moss		BOTH			one species is known to cause human infections	
<i>Stachybotrys</i> <i>Stachybotrys</i>	<i>chartarum</i> <i>echinata</i>	Most often actively growing on the backside of gypsum board. Carpet, HVAC provide sparse growth and sometimes only spores	Must be < 1. Not tolerated at any level inside, although individual spores are occasionally brought in on shoes from the soil.	Most often recovered inside	YES	YES	Neurotoxic. Toxins are damaging to organs but the spores do not grow at body temperature.	<i>Chaetomium</i> , <i>Trichoderma</i> , <i>Acremonium</i> , <i>Ulocladium</i> , <i>Aspergillus usuts</i>
<i>Stemphylium</i>	<i>species</i>	soil, grass, wood, paper	in small numbers outside	OUTSIDE	NO	NO	NONE	<i>Alternaria</i> , <i>Cladosporium</i> <i>species</i> , <i>Epicoccum</i> , <i>Drechslera</i> , <i>Exserohilum</i> , <i>Helminthosporium</i> , <i>Curvularia</i> , <i>Pithomyces</i> , <i>Bipolaris</i>
<i>Tetraploa</i>	<i>species</i>	plant material	very small numbers outside	OUTSIDE	NO	NO	NO	seen at various times of the years outside with a combination of other outside spores
<i>Torula</i>	<i>species</i>	soil, plants	very small numbers outside	OUTSIDE	NO	NO	NO	seen at various times of the years outside with a combination of other outside spores

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Organism		Recovered From	Comments	Inside / Outside Spore Type	High Water Activity Indicator	Mycotoxins Produced	Health Risk Type	Found in Combination with
Genus	Species							
<i>Trichoderma</i>	<i>species</i>	soil, plant material, carpet, cellulose materials (paper), decaying wood	clumps of green spores in large numbers	BOTH	YES	NO	<i>T. viride</i> is associated with aspergillosis. <i>T. harzianum</i> is associated with hypersensitivity pneumonitis	<i>Aspergillus, Penicillium, Chaetomium, Acremonium, Stachybotrys</i>
<i>Trichophyton</i>	<i>species</i>	human and animal scalp, skin, nails	rarely recovered in air samples	IN	NO	NO	dermatophyte. Ringworm, infections of skin, scalp and nails	<i>Microsporum, Epidermophyton</i>
<i>Ulocladium</i>	<i>species</i>	soil, grass, wood, paper	in small numbers outside, moderate inside	BOTH	YES	NO	NONE	<i>Aspergillus, Penicillium, Chaetomium, Acremonium, Stachybotrys</i>
Uredinospores (Rusts)		plant pathogen	variable in numbers produced	OUTSIDE	NO	NO	NO	seen at various times of the years outside with a combination of other outside spores
<i>Ustilago</i>	<i>species</i>	plant pathogen		BOTH	NO	NO	NO	soil organisms
<i>Verticillium</i>	<i>species</i>			OUTSIDE	NO	NO	NO	

GLOSSARY

Actinomycetes	Class of filamentous bacteria associated with water damaged building materials. Strong earthy odor is present. Some genera are associated with skin and respiratory infections.
Aspergillosis	refers to any species of the genera <i>Aspergillus</i> and <i>Penicillium</i> that can infect the respiratory tract, sinuses, ear, eye, skin, mucous membranes and multiple systemic sites. The most common cause of aspergillosis is <i>Aspergillus fumigatus</i> and <i>Aspergillus flavus</i>
Ascomycetes (ascospores)	a class of fungi characterized by the presence of asci and spores, and having two distinct reproductive phases, a perfect stage and an imperfect stage . Outside, mainly found as plant pathogens.
Basidiomycetes (basidiospores)	the largest class of fungi the Basidiomycota has been divided into 2 classes, mushrooms , and the jelly , rust and smut fungi). Major contributor to wood rot.
Chromoblastomycosis	granulomatous inflammation with suppurative reaction, generally superficial and/or subcutaneous.
Conidiophore	also known as a " fruiting structure ". Presence of a specialized hyphal structure that serves as a stalk on which the conidia are formed. Indicative of current fungal growth.

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Dermatophyte	a fungus belonging to the genus, <i>Trichophyton</i> , <i>Epidermophyton</i> or <i>Microsporum</i> , with the ability to obtain nutrients from keratin and infect skin, hair, or nails of humans or animals.
Deuteromycetes	The Fungi imperfecti or imperfect fungi , also known as Deuteromycota , are fungi which do not fit into the commonly established taxonomic classifications of fungi that are based on biological species concepts or morphological characteristics of sexual structures because their sexual form of reproduction has never been observed; hence the name "imperfect fungi."
ERMI Group 1	set of fungal organisms that EPA proposes are found in homes that may have health risks due to high levels of "water loving" fungi
Hyalohyphomycosis	saprophytic fungi that produce colorless hyphae
Hyphae	string-like structures that support the spores of fungi. Also called mycelia or mycelium
Keratitis	inflammation of the cornea of the eye
Mycetoma	a localized, chronic cutaneous or subcutaneous infection classically characterized by draining sinuses, granules and swelling.
Mycosis	disease caused by a fungus

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Myxomycetes (slime mold)	A class of peculiar organisms, the slime molds, formerly regarded as animals (Mycetozoa), but now generally thought to be plants and often separated as a distinct phylum (Myxophyta); essentially equivalent to the division Myxomycota. They are found on damp earth and decaying vegetable matter, and consist of naked masses of protoplasm, often of considerable size, which creep very slowly over the surface and ingest solid food.
Onychomycosis	a fungal infection that affects the fingernails or toenails
Phaeohyphomycosis	saprophytic fungi that produce dark brown to black hyphae and infect the skin and may also be subcutaneous.
Sporotrichosis	Subcutaneous infection that may produce ulcerations in the skin.
Sterile Mycelium	hyphae that have an absence of spores or conidia
Subcutaneous	situated or occurring directly under the skin
Suppurative	producing puss
Uredinospores (Rusts)	are the thinner-walled spores of some fungi : (rusts and smuts), from which the basidium arises. Plant pathogens.
Xerophilic	Prefers dry places, growing under dry conditions
Zygomycosis	infection caused by opportunistic fungi of the zygomycete group (<i>Rhizopus</i> , <i>Mucor</i> , <i>Rhizomucor</i> , <i>Absidia</i> , <i>Sycephalastrum</i> , <i>Cunninghamella</i>)

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Remediation Guidelines & Safety Precautions

All remediation generally follows these steps, the degree of which may vary depending on the level of contamination.

- Identify and eliminate any sources of water intrusion or high humidity.
- Prevent the spread of mold spores with containment when appropriate.
- Remove materials that cannot be cleaned.
- Kill the mold with a fungicide. Capture spores in the air with filtration.
- Remove remaining spores on hard surfaces by wiping.
- Remove remaining spores on porous surfaces, such as drywall or wood framing, by vacuuming, exhausting the vacuum outside.
- Seal any remaining spores on porous materials with an encapsulant.
- Vacuum, clean or replace rugs, furniture, or carpeting.
- Use personal protection appropriate to the level of contamination.
- Use people safe fungicides and encapsulants.

Goggles and a mask with an N95 rating should be worn when working around mold spores. Note that the mask will not protect the wearer from the effects of any chemicals used in the remediation process.

According to the EPA, mold contamination of less than ten square feet can be handled as normal maintenance. For contaminated areas between ten and one hundred square feet, plastic sheeting should be used to minimize air flow to other areas during remediation. For mold contamination in excess of one hundred square feet, additional containment and personal protection is recommended. You can find information regarding protection, containment and other issues at <http://www.epa.gov/iaq/molds/table2.htm>.

Though chlorine and water are commonly used as a fungicide to clean mold, it is not suggested for cleaning porous materials such as drywall, wooden joists, or studs. Chlorine kills mold but does not do well in killing spores. Chlorine evaporates faster than the water and the water left behind can provide moisture for the remaining spores to begin to grow. Chlorine is a strong oxidizer and can adversely affect the lungs of people exposed to the fumes.

Chemicals used during remediation such as fungicides, encapsulation, and moisture barriers should be investigated to assure that the residue or off-gassing of the material will not cause respiratory distress in the occupants. Consider contacting your Home Improvement or Janitorial Supply Store for recommendations as to products and their use.

Supply or return HVAC vents that service the area being remediated should be taped over during remediation to prevent contaminating other areas of the building. When remediating attics, basements, and crawlspaces that contain HVAC systems or ductwork, all seams in the HVAC system should be taped and any gaps where sheet metal spans joists as a cold air return or where the ductwork enters occupied areas of the building should be sealed to prevent air from the unoccupied areas from entering the occupied areas.

When using containment, a negative pressure should be created in the area being remediated when compared to the rest of the building. This will cause airflow from uncontaminated areas to go in the direction of the area being remediated to limit contamination in the rest of the building.

Although exhausting air scrubbers to the outside to create negative pressure is applicable in some circumstances, air scrubbers exhausted outside can draw air from wall cavities and other places that can further contaminate the work area. Instead of exhausting a large air scrubber outside, consider placing a low-speed box type fan directed outward through a window in the area being remediated that draws air from uncontaminated area to replace the exhausted air. Make especially sure that access to crawlspaces, attics and unfinished basements outside of the work area are sealed to prevent air in areas not served by the HVAC system from being drawn into the work area.

Make sure all causes of water intrusion or moisture damage are properly repaired before remediation is initiated. Porous materials, such as drywall, wood studs, plates, wood floors and other plywood surfaces should be encapsulated after cleaning and prior to reconstruction to provide protection against remaining embedded spores beginning to grow when conditions are favorable.

Drywall or other materials with a light dusting of mold can be wiped with a mild fungicide and vacuumed with a HEPA filter vacuum. Drywall or other materials with obvious visible mold should be cleaned with a fungicide, lightly sanded, vacuumed with a HEPA filter vacuum, and sealed with an encapsulant.

Drywall or other materials with significant mold or water damage as a result of being wetted from the opposite side or flooded should be removed to a point approximately two feet beyond any visible mold or water damage. Insulation that has been wetted or is adjacent to wetted and damaged building materials should also be removed. Baseboards and other trim can be removed to inspect behind the removed trim for mold and water damage.

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If removing drywall or other materials from ceilings, walls or floors exposes the area being remediated to another area, both areas should be remediated or provisions should be made to prevent air from the un-remediated area to flow toward the area being remediated.

Surfaces behind any removed materials, such as the backside of an opposite wall, wall studs, base plates, sub-flooring and joists, should also be wiped with a mild fungicide and vacuumed with a HEPA filter vacuum, exhausting the vacuum to the outside air. Surfaces with obvious visible mold or that are slightly damaged should be vacuumed, lightly sanded, cleaned with a fungicide and treated with an encapsulant. A surface with significant mold or mold damage should be replaced.

For vacuuming spores and other particulate from the work surface, use a vacuum cleaner with a HEPA filter. A vacuum cleaner without a HEPA filter will not capture mold spores and respirable particulate. Even with a HEPA filter, consider exhausting the vacuum outside of the building so that any spores that do make it through the filter are not reintroduced into the remediated area or disturb other spores until they have been vacuumed. HEPA filters and exhaust extensions for shop type vacuums are available through janitorial supply stores as well as many home improvement stores.

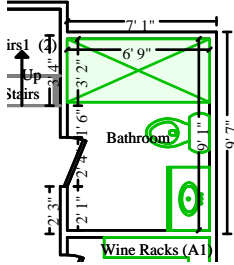
After treatment and encapsulation, operate the air scrubber for twenty-four to forty-eight hours with the windows closed to remove any remaining spores. Air scrubbers should be turned off at least twenty-four hours prior to taking clearance samples.

Independent Estimates LLC

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PRASHANT_KALAVAR

Main Level



Bathroom

Height: 8'

253.33 SF Walls
314.65 SF Walls & Ceiling
6.81 SY Flooring
31.67 LF Ceil. Perimeter

61.31 SF Ceiling
61.31 SF Floor
31.67 LF Floor Perimeter

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Interior door - Detach & reset - slab only	1.00 EA	0.00	27.95	0.00	5.60	33.55
2. Floor protection - heavy paper and tape	42.00 SF	0.00	0.52	0.18	4.40	26.42
Protect tile floor						
3. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA	0.00	16.45	0.00	3.30	19.75
4. Custom shower door & partition - frameless- Detach & reset	47.25 SF	0.00	12.64	0.00	119.44	716.68
5. Toilet - Detach & reset	1.00 EA	0.00	280.64	0.50	56.22	337.36
6. Light fixture - Detach & reset	1.00 EA	0.00	66.42	0.00	13.28	79.70
7. Bathroom mirror - Detach & reset	1.00 SF	0.00	9.26	0.00	1.86	11.12
8. Vanity top - Detach & reset	3.00 LF	0.00	54.17	0.03	32.50	195.04
9. R&R Vanity - Premium grade	3.00 LF	7.98	475.56	76.55	305.44	1,832.61
10. R&R Plumbing fixture supply line	3.00 EA	5.31	22.47	1.23	16.90	101.47
11. P-trap assembly - Detach & reset	1.00 EA	0.00	68.70	0.00	13.74	82.44
12. R&R Angle stop valve	3.00 EA	5.31	38.42	1.29	26.50	158.98
13. R&R Shower light - waterproof fixture	1.00 EA	11.83	209.99	5.83	45.52	273.17
14. R&R Crown molding - 2-piece	31.67 LF	0.94	12.11	8.68	84.40	506.37
15. R&R Casing - 3 1/4"	17.00 LF	0.54	3.71	2.46	14.96	89.67
Around door						
16. R&R 5/8" drywall - hung, taped, floated, ready for paint	61.31 SF	0.44	3.12	2.72	44.20	265.19
17. Remove 1/2" drywall - hung, taped, with smooth wall finish	244.33 SF	0.44	0.00	0.00	21.50	129.01
18. 1/2" drywall - hung, taped, with smooth wall finish	253.33 SF	0.00	4.11	10.94	210.42	1,262.55

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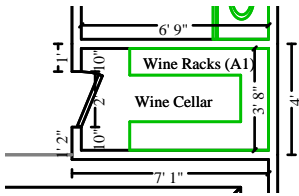
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CONTINUED - Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
19. R&R Batt insulation - 4" - R13 - paper / foil faced Exterior wall insulation	126.67 SF	0.26	0.98	5.17	32.44	194.68
20. Baseboard - 8" paint grade - 2 piece Deducted shower	18.92 LF	0.00	8.56	4.16	33.24	199.36
21. Quarter round - 3/4" Deducted shower	18.92 LF	0.00	2.10	1.11	8.16	49.00
22. R&R Switch Switches got wet	3.00 EA	5.35	19.41	0.39	14.94	89.61
23. Tub/shower faucet - Detach & reset	1.00 EA	0.00	238.95	0.00	47.80	286.75
24. R&R Tile shower - 121 to 150 SF - High grade Estimated footage of floor and walls	1.00 EA	249.04	3,613.09	90.96	790.62	4,743.71
25. R&R Mortar bed for tile floors	20.25 SF	1.44	5.07	2.47	26.88	161.18
26. Add-on for diagonal tile installation	102.00 SF	0.00	1.69	0.00	34.48	206.86
27. R&R Glass tile	11.11 SF	1.90	25.62	10.47	63.24	379.46
28. R&R Tile framed shower curb - per LF	6.75 LF	9.96	109.21	9.32	162.74	976.46
29. R&R 1/2" Cement board	102.00 SF	0.87	4.94	9.73	120.46	722.81
30. Paint the walls and ceiling - two coats	314.65 SF	0.00	1.15	5.10	73.40	440.35
31. Paint baseboard, oversized - two coats	18.92 LF	0.00	1.84	0.25	7.02	42.08
32. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	37.28	0.32	7.52	45.12
33. Seal & paint base shoe or quarter round	31.67 LF	0.00	0.95	0.23	6.06	36.38
34. Paint crown molding, oversized - two coats	31.67 LF	0.00	1.88	0.36	11.98	71.88
35. Tile/stone sealer	163.31 SF	0.00	1.04	3.23	34.60	207.67
36. Final cleaning - construction - Residential	61.31 SF	0.00	0.31	0.00	3.80	22.81
Totals: Bathroom				253.68	2,499.56	14,997.25

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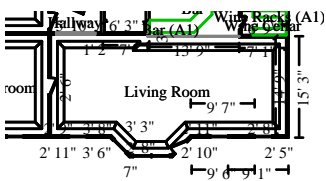
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**Wine Cellar****Height: 8'**

166.67 SF Walls	24.75 SF Ceiling
191.42 SF Walls & Ceiling	24.75 SF Floor
2.75 SY Flooring	20.83 LF Floor Perimeter
20.83 LF Ceil. Perimeter	

Door	2' X 6' 8"		Opens into BAR			
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
37. Custom shower door & partition - frameless- Detach & reset	29.33 SF	0.00	12.64	0.00	74.14	444.87
Frameless galls door and partition used for wine cellar						
38. Cabinetry - full height unit - Detach & reset	11.67 LF	0.00	84.92	0.00	198.20	1,189.22
Used to detach and reset full hight win cabinet						
39. Remove Baseboard - 8" paint grade - 2 piece	13.16 LF	0.63	0.00	0.00	1.66	9.95
40. Baseboard - 8" paint grade - 2 piece	20.83 LF	0.00	8.56	4.57	36.58	219.45
41. Quarter round - 3/4" - stain grade	20.83 LF	0.00	2.37	1.56	10.20	61.13
42. Stain & finish base shoe or quarter round	20.83 LF	0.00	1.51	0.29	6.36	38.10
43. Batt insulation replacement per LF - 4" - up to 2' tall	3.67 LF	0.00	2.66	0.37	2.04	12.17
44. 1/2" - drywall per LF - up to 2' tall	3.67 LF	0.00	12.19	0.35	9.02	54.11
45. Paint the walls and ceiling - two coats	191.42 SF	0.00	1.15	3.10	44.64	267.87
46. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	37.28	0.32	7.52	45.12
Opening ios painted						
47. Paint baseboard, oversized - two coats	20.83 LF	0.00	1.84	0.27	7.72	46.32
48. Snaplock Laminate - per specs from independent analysis	24.75 SF	0.00	6.35	6.19	32.68	196.03
49. Apply plant-based anti-microbial agent to the floor	24.75 SF	0.00	0.29	0.07	1.46	8.71
50. Final cleaning - construction - Residential	24.75 SF	0.00	0.31	0.00	1.54	9.21
Totals: Wine Cellar				17.09	433.76	2,602.26

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Living Room

Height: Tray

678.36 SF Walls	595.14 SF Ceiling
1,273.50 SF Walls & Ceiling	557.21 SF Floor
61.91 SY Flooring	83.82 LF Floor Perimeter
89.66 LF Ceil. Perimeter	

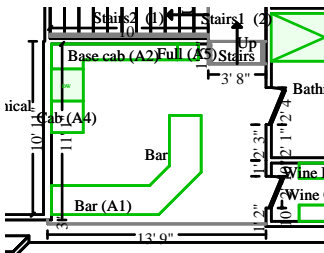
Window	2' 8" X 5'	Opens into Exterior
Window	2' 8" X 5'	Opens into Exterior
Window	2' 8" X 5'	Opens into Exterior
Window	2' 8" X 5'	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into Exterior
Window	2' 8" X 5'	Opens into Exterior
Window	2' 8" X 5'	Opens into Exterior
Missing Wall	13' 9 1/8" X 8'	Opens into BAR
Missing Wall	3" X 8'	Opens into BAR
Missing Wall - Goes to Floor	5' 10" X 6' 8"	Opens into HALLWAY
Door	2' 6" X 6' 8"	Opens into BEDROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
51. Window drapery - hardware - Detach & reset	5.00 EA	0.00	34.12	0.00	34.12	204.72
52. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA	0.00	16.45	0.00	3.30	19.75
Wall grill						
53. Light fixture - Detach & reset	4.00 EA	0.00	66.42	0.00	53.14	318.82
Wall sconce						
54. Batt insulation replacement per LF - 4" - up to 2' tall	46.74 LF	0.00	2.66	4.77	25.82	154.92
55. Remove 1/2" - drywall per LF - up to 2' tall	7.08 LF	2.38	0.00	0.00	3.38	20.23
Additional drywall to be removed at fireplace area						
56. 1/2" - drywall per LF - up to 2' tall	53.82 LF	0.00	12.19	5.07	132.24	793.38
57. Casing - 3 1/4"	64.00 LF	0.00	3.71	9.25	49.34	296.03
58. R&R Window stool & apron	18.00 LF	0.81	9.34	4.43	37.42	224.55
Must be removed to repair drywall						
59. Baseboard - 8" paint grade - 2 piece	83.82 LF	0.00	8.56	18.41	147.18	883.09
60. Quarter round - 3/4"	83.82 LF	0.00	2.10	4.93	36.18	217.13
61. Paint the walls - two coats	678.36 SF	0.00	1.15	10.99	158.22	949.32

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CONTINUED - Living Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
62. Paint door/window trim & jamb - 2 coats (per side)	7.00 EA	0.00	37.28	2.26	52.66	315.88
63. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	0.00	43.87	0.76	17.70	106.20
64. Seal & paint window stool and apron	18.00 LF	0.00	4.73	0.43	17.10	102.67
65. Seal & paint base shoe or quarter round	83.82 LF	0.00	0.95	0.60	16.04	96.27
66. Apply plant-based anti-microbial agent to the floor	557.21 SF	0.00	0.29	1.67	32.66	195.92
67. Snaplock Laminate - per specs from independent analysis	557.21 SF	0.00	6.35	139.41	735.54	4,413.23
68. Final cleaning - construction - Residential	557.21 SF	0.00	0.31	0.00	34.54	207.28
Totals: Living Room				202.98	1,586.58	9,519.39



Bar	Height: 8'
249.67 SF Walls	148.64 SF Ceiling
398.31 SF Walls & Ceiling	148.64 SF Floor
16.52 SY Flooring	31.21 LF Floor Perimeter
31.21 LF Ceil. Perimeter	
2' 4" X 6' 8"	Opens into BATHROOM
2' X 6' 8"	Opens into WINE_CELLAR
13' 9 1/8" X 8'	Opens into LIVING_ROOM
3" X 8'	Opens into LIVING_ROOM
1' 3" X 8'	Opens into STAIRS
3' 7 5/8" X 8'	Opens into STAIRS

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
69. Refrigerator - Remove & reset	1.00 EA	0.00	46.17	0.00	9.24	55.41
70. Dishwasher - Detach & reset	1.00 EA	0.00	268.69	0.00	53.74	322.43
71. Stain & finish toe-kick	19.58 LF	0.00	1.84	0.26	7.26	43.55
72. Toe kick - unfinished wood - 1/2"	19.58 LF	0.00	9.78	4.16	39.14	234.79
73. Baseboard - 8" paint grade - 2 piece	8.00 LF	0.00	8.56	1.76	14.06	84.30

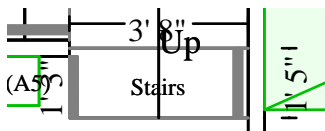
Approximately 8 ft to replace due to cabinets along walls

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CONTINUED - Bar

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
74. Paint baseboard, oversized - two coats	8.00 LF	0.00	1.84	0.11	2.96	17.79
75. Quarter round - 3/4"	8.00 LF	0.00	2.10	0.47	3.46	20.73
76. Seal & paint base shoe or quarter round	8.00 LF	0.00	0.95	0.06	1.54	9.20
77. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	37.28	0.65	15.06	90.27
78. Paint the surface area - two coats	56.00 SF	0.00	1.15	0.91	13.06	78.37
Area of drywall exposed						
79. Trim board - 1" x 8" - installed (hardwood - oak or =)	14.08 LF	0.00	10.76	6.88	31.68	190.06
80. Stain & finish trim	14.08 LF	0.00	1.85	0.19	5.26	31.50
81. Apply plant-based anti-microbial agent to the floor	148.64 SF	0.00	0.29	0.45	8.72	52.28
82. Snaplock Laminate - per specs from independent analysis	148.64 SF	0.00	6.35	37.19	196.22	1,177.27
83. Final cleaning - construction - Residential	148.64 SF	0.00	0.31	0.00	9.22	55.30
Totals: Bar				53.09	410.62	2,463.25



Stairs

Height: 16' 2"

21.96 SF Walls	5.15 SF Ceiling
27.11 SF Walls & Ceiling	9.85 SF Floor
1.09 SY Flooring	1.55 LF Floor Perimeter
1.42 LF Ceil. Perimeter	

Missing Wall

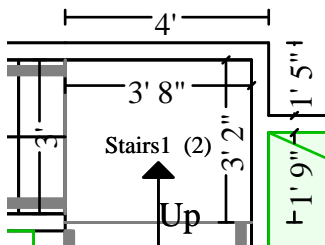
3' 7 5/8" X 16' 1 9/16"

Opens into BAR

Missing Wall

1' 3" X 16' 1 9/16"

Opens into BAR



Subroom: Stairs1 (2)

Height: 14' 11"

101.20 SF Walls	11.51 SF Ceiling
112.71 SF Walls & Ceiling	11.51 SF Floor
1.28 SY Flooring	6.80 LF Floor Perimeter
6.80 LF Ceil. Perimeter	

Missing Wall

3' 7 5/8" X 14' 10 9/16"

Opens into STAIRS

Missing Wall

3' X 14' 10 9/16"

Opens into STAIRS2

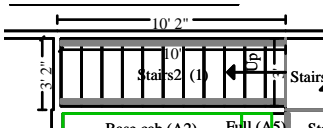
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CONTINUED - Stairs

Subroom: Stairs2 (1)

Height: 14' 11"



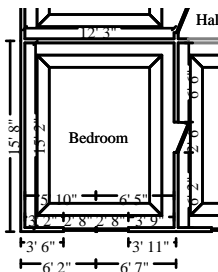
243.75 SF Walls	29.88 SF Ceiling
273.63 SF Walls & Ceiling	53.76 SF Floor
5.97 SY Flooring	27.21 LF Floor Perimeter
22.92 LF Ceil. Perimeter	

Missing Wall

3' X 14' 10 9/16"

Opens into STAIRS1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
84. R&R Stair riser - up to 4'	1.00 EA	3.62	24.93	0.58	5.82	34.95
85. R&R Stair tread - hardwood - up to 4'	1.00 EA	9.96	92.92	3.56	21.30	127.74
86. R&R Stair Skirt/Apron - wall side - paint grade	2.00 LF	2.49	20.49	0.39	9.28	55.63
87. Base cap	2.00 LF	0.00	2.06	0.11	0.84	5.07
88. Paint stair skirt/apron	35.56 LF	0.00	6.94	0.73	49.50	297.02
89. Seal & paint stair riser - per side - per LF	46.67 LF	0.00	4.23	1.76	39.84	239.01
90. Stain & finish stair tread - per side - per LF	50.00 LF	0.00	7.34	2.55	73.92	443.47
91. Painter - per hour	15.00 HR	0.00	81.70	0.00	245.10	1,470.60
To sand all remaining stain grade treads for new stain to be applied. 1 hour per tread						
92. Paint the walls and ceiling - two coats	413.45 SF	0.00	1.15	6.70	96.44	578.61
93. Final cleaning - construction - Residential	75.12 SF	0.00	0.31	0.00	4.66	27.95
Totals: Stairs				16.38	546.70	3,280.05



Bedroom

Height: Tray

438.67 SF Walls	203.53 SF Ceiling
642.20 SF Walls & Ceiling	185.79 SF Floor
20.64 SY Flooring	54.83 LF Floor Perimeter
54.83 LF Ceil. Perimeter	

Window

2' 8" X 5'

Opens into Exterior

Window

2' 8" X 5'

Opens into Exterior

Door

2' 6" X 6' 8"

Opens into LIVING_ROOM

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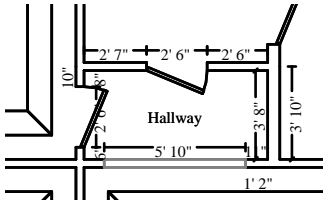
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CONTINUED - Bedroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
94. Interior door - Detach & reset - slab only	1.00 EA	0.00	27.95	0.00	5.60	33.55
95. Window drapery - hardware - Detach & reset	1.00 EA	0.00	34.12	0.00	6.82	40.94
96. 1/2" - drywall per LF - up to 4' tall	27.42 LF	0.00	17.50	4.79	96.94	581.58
97. Batt insulation replacement per LF - 4" - up to 2' tall	27.42 LF	0.00	2.66	2.80	15.14	90.88
98. R&R Casing - 3 1/4"	10.00 LF	0.54	3.71	1.45	8.80	52.75
To repair drywall						
99. R&R Window stool & apron	6.00 LF	0.81	9.34	1.48	12.48	74.86
100. Baseboard - 8" paint grade - 2 piece	54.83 LF	0.00	8.56	12.04	96.26	577.64
101. Paint the walls - two coats	438.67 SF	0.00	1.15	7.11	102.32	613.90
102. Paint baseboard, oversized - two coats	54.83 LF	0.00	1.84	0.72	20.32	121.93
103. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	37.28	0.32	7.52	45.12
104. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA	0.00	43.87	0.38	8.86	53.11
105. Seal & paint window stool and apron	6.00 LF	0.00	4.73	0.14	5.70	34.22
106. Carpet pad - High grade	185.79 SF	0.00	0.82	7.91	32.06	192.32
8lb pad estimated for concrete floor						
107. Remove Carpet - per specs from independent carpet analysis	185.79 SF	0.29	0.00	0.00	10.78	64.66
108. Carpet - per specs from independent carpet analysis	213.66 SF	0.00	6.17	69.61	277.58	1,665.47
15% added for waste						
109. Additional labor cost for Berber or patterned carpets	185.79 SF	0.00	0.21	0.00	7.80	46.82
110. Final cleaning - construction - Residential	185.79 SF	0.00	0.31	0.00	11.52	69.11
Totals: Bedroom				108.75	726.50	4,358.86

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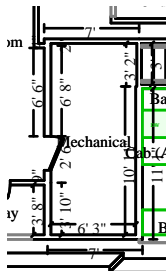
Hallway

Height: 7' 7"

131.74 SF Walls	27.81 SF Ceiling
159.54 SF Walls & Ceiling	27.81 SF Floor
3.09 SY Flooring	16.67 LF Floor Perimeter
22.50 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into PLAYROOM
Door	2' 6" X 6' 8"	Opens into THEATER
Missing Wall - Goes to Floor	5' 10" X 6' 8"	Opens into LIVING_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
111. Baseboard - 8" paint grade - 2 piece	16.67 LF	0.00	8.56	3.66	29.28	175.64
112. Quarter round - 3/4"	16.67 LF	0.00	2.10	0.98	7.20	43.19
113. Paint the walls - two coats	131.74 SF	0.00	1.15	2.13	30.72	184.35
114. Paint baseboard, oversized - two coats	16.67 LF	0.00	1.84	0.22	6.18	37.07
115. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	37.28	0.65	15.06	90.27
116. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA	0.00	43.87	0.38	8.86	53.11
117. Apply plant-based anti-microbial agent to the floor	27.81 SF	0.00	0.29	0.08	1.64	9.78
118. Snaplock Laminate - per specs from independent analysis	27.81 SF	0.00	6.35	6.96	36.72	220.27
119. Final cleaning - construction - Residential	27.81 SF	0.00	0.31	0.00	1.72	10.34
Totals: Hallway				15.06	137.38	824.02



Mechanical

Height: 9'

366.56 SF Walls	88.13 SF Ceiling
454.69 SF Walls & Ceiling	88.13 SF Floor
9.79 SY Flooring	40.73 LF Floor Perimeter
40.73 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into PLAYROOM
------	---------------	---------------------

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
120. Batt insulation replacement per LF - 4" - up to 2' tall	40.73 LF	0.00	2.66	4.15	22.50	134.99

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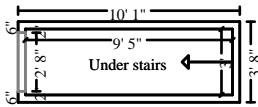
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CONTINUED - Mechanical

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Mechanical				4.15	22.50	134.99

Under stairs

Height: Sloped



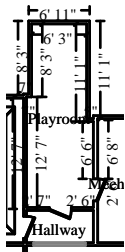
138.65 SF Walls	35.50 SF Ceiling
174.15 SF Walls & Ceiling	28.25 SF Floor
3.14 SY Flooring	24.83 LF Floor Perimeter
29.67 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 8" X 6' 8"

Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
121. 1/2" - drywall per LF - up to 4' tall	21.83 LF	0.00	17.50	3.81	77.16	463.00
122. Batt insulation replacement per LF - 4" - up to 2' tall	21.83 LF	0.00	2.66	2.23	12.06	72.36
123. Final cleaning - construction - Residential	28.25 SF	0.00	0.31	0.00	1.76	10.52
Totals: Under stairs				6.04	90.98	545.88



Playroom

Height: 8'

454.67 SF Walls	144.84 SF Ceiling
599.51 SF Walls & Ceiling	144.84 SF Floor
16.09 SY Flooring	56.83 LF Floor Perimeter
56.83 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into HALLWAY

Door

2' 6" X 6' 8"

Opens into MECHANICAL

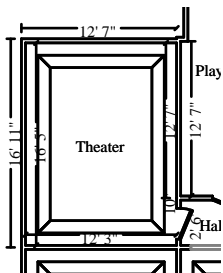
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
124. Interior door - Detach & reset - slab only	1.00 EA	0.00	27.95	0.00	5.60	33.55
125. Batt insulation replacement per LF - 4" - up to 2' tall	6.33 LF	0.00	2.66	0.65	3.50	20.99
126. 1/2" - drywall per LF - up to 2' tall	17.50 LF	0.00	12.19	1.65	43.00	257.98
127. Baseboard - 8" paint grade - 2 piece	56.83 LF	0.00	8.56	12.48	99.80	598.74

Independent Estimates LLC

4 Mountain Creek Dr. S.E
Rome, Ga. 30161
706-346-9459
pascotthenderson@gmail.com

CONTINUED - Playroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
128. Paint the walls - two coats	454.67 SF	0.00	1.15	7.37	106.06	636.30
129. Paint baseboard, oversized - two coats	56.83 LF	0.00	1.84	0.75	21.08	126.40
130. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	37.28	0.65	15.06	90.27
131. Carpet pad - High grade	144.84 SF	0.00	0.82	6.17	25.00	149.94
8lb pad estimated for concrete floor						
132. Remove Carpet - per specs from independent carpet analysis	144.84 SF	0.29	0.00	0.00	8.40	50.40
133. Carpet - per specs from independent carpet analysis	166.57 SF	0.00	6.17	54.27	216.40	1,298.41
15% added for waste						
134. Additional labor cost for Berber or patterned carpets	144.84 SF	0.00	0.21	0.00	6.08	36.50
135. Final cleaning - construction - Residential	144.84 SF	0.00	0.31	0.00	8.98	53.88
Totals: Playroom				83.99	558.96	3,353.36



Theater

Height: Tray

458.67 SF Walls	219.88 SF Ceiling
678.55 SF Walls & Ceiling	201.10 SF Floor
22.34 SY Flooring	57.33 LF Floor Perimeter
57.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
136. Interior door - Detach & reset - slab only	1.00 EA	0.00	27.95	0.00	5.60	33.55
137. Light fixture - Detach & reset	4.00 EA	0.00	66.42	0.00	53.14	318.82
138. In-wall / In-ceiling speaker - Detach & reset	4.00 EA	0.00	24.07	0.00	19.26	115.54
139. 1/2" - drywall per LF - up to 4' tall	28.67 LF	0.00	17.50	5.01	101.34	608.08
140. Batt insulation replacement per LF - 4" - up to 2' tall	28.67 LF	0.00	2.66	2.92	15.84	95.02
141. Drywall patch / small repair, ready for paint	7.00 EA	0.00	97.06	1.70	136.22	817.34
142. Baseboard - 8" paint grade - 2 piece	57.33 LF	0.00	8.56	12.59	100.66	603.99

PRASHANT_KALAVAR

4/12/2023

Page: 12

Independent Estimates LLC

4 Mountain Creek Dr. S.E
 Rome, Ga. 30161
 706-346-9459
 pascotthenderson@gmail.com

CONTINUED - Theater

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
143. Paint the walls - two coats	458.67 SF	0.00	1.15	7.43	106.98	641.88
144. Paint baseboard, oversized - two coats	57.33 LF	0.00	1.84	0.76	21.26	127.51
145. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	37.28	0.32	7.52	45.12
146. Carpet pad - High grade	201.10 SF	0.00	0.82	8.57	34.70	208.17
8lb pad estimated for concrete floor						
147. Remove Carpet - per specs from independent carpet analysis	201.10 SF	0.29	0.00	0.00	11.66	69.98
148. Carpet - per specs from independent carpet analysis	231.27 SF	0.00	6.17	75.35	300.46	1,802.75
15% added for waste						
149. Additional labor cost for Berber or patterned carpets	201.10 SF	0.00	0.21	0.00	8.44	50.67
150. Final cleaning - construction - Residential	201.10 SF	0.00	0.31	0.00	12.46	74.80
Totals: Theater				114.65	935.54	5,613.22

Mitigation**Mitigation**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
151. Serv Pro South Mitigation	1.00 EA	0.00	8,825.37	0.00	0.00	8,825.37
Total: Mitigation				0.00	0.00	8,825.37

HVAC**HVAC**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
152. Heat, Vent, & Air Conditioning (Bid Item)	1.00 EA	0.00	559.50	0.00	0.00	559.50
Total: HVAC				0.00	0.00	559.50

General Construction**General Construction**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
153. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	490.00	0.00	0.00	98.00	588.00

Following Line items for cleaning

Independent Estimates LLC

4 Mountain Creek Dr. S.E
 Rome, Ga. 30161
 706-346-9459
 pascotthenderson@gmail.com

CONTINUED - General Construction

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
154. Cleaning Technician - per hour 2 people 24 hour each to clean all cabinets inside and out, clean light fixtures wipe down ceilings and clean contents.	48.00 HR	0.00	47.07	0.00	451.88	2,711.24
155. Negative air fan/Air scrubber (24 hr period) - No monit. 2 days while cleaning and wiping down.	2.00 DA	0.00	73.50	0.00	29.40	176.40
156. Add for HEPA filter (for negative air exhaust fan)	1.00 EA	0.00	200.03	10.95	42.20	253.18
157. Add for personal protective equipment (hazardous cleanup) One suit each day for each person	4.00 EA	0.00	13.45	3.23	11.40	68.43
Total: General Construction				14.18	632.88	3,797.25

Experts

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
158. Engineering fees (Bid Item) Engineer Cost	1.00 EA	0.00	1,780.60	0.00	0.00	1,780.60
159. Air Alergen Cost (Air and mold test)	1.00 EA	0.00	2,086.00	0.00	0.00	2,086.00
160. Expert estimating cost	1.00 EA	0.00	1,500.00	0.00	0.00	1,500.00
161. E&L Services Invoice	1.00 EA	0.00	4,380.00	0.00	0.00	4,380.00
162. HVAC Repair	1.00 EA	0.00	559.50	0.00	0.00	559.50
163. E&L Service plumbing repair bid	1.00 EA	0.00	3,524.00	0.00	0.00	3,524.00
164. Meso Potamia Inc.	1.00 EA	0.00	5,500.00	0.00	0.00	5,500.00
Totals: Experts				0.00	0.00	19,330.10

Contents

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
165. See Contents List Attached	1.00 EA	0.00	74,150.00	4,449.00	0.00	78,599.00
Totals: Contents				4,449.00	0.00	78,599.00
Total: General Construction				4,463.18	632.88	101,726.35
Total: HVAC				4,463.18	632.88	102,285.85

Independent Estimates LLC

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Rome, Ga. 30161
706-346-9459
pascotthenderson@gmail.com

Total: Mitigation	4,463.18	632.88	111,111.22
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Total: Main Level	5,339.04	8,581.96	158,803.75
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Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
166. Toilet & bath accessory labor minimum	1.00 EA	0.00	133.95	0.00	26.80	160.75
167. Tile floor covering labor minimum	1.00 EA	0.00	54.80	0.00	10.96	65.76
168. Heat, vent, & air cond. labor minimum	1.00 EA	0.00	242.10	0.00	48.42	290.52
169. Stone floor covering labor minimum	1.00 EA	0.00	91.38	0.00	18.28	109.66
170. Stairway labor minimum	1.00 EA	0.00	173.65	0.00	34.74	208.39
171. General labor - labor minimum	1.00 EA	0.00	18.46	0.00	3.70	22.16
172. Hazardous waste/mold rem. labor min	1.00 EA	0.00	179.01	0.00	35.80	214.81
Totals: Labor Minimums Applied				0.00	178.70	1,072.05

Line Item Totals: PRASHANT_KALAVAR	5,339.04	8,760.66	159,875.80
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Grand Total Areas:

3,703.88 SF Walls	1,596.08 SF Ceiling	5,299.96 SF Walls and Ceiling
1,542.96 SF Floor	171.44 SY Flooring	454.32 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	466.40 LF Ceil. Perimeter
1,542.96 Floor Area	1,631.37 Total Area	3,204.13 Interior Wall Area
1,496.11 Exterior Wall Area	194.41 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
Dwelling	72,813.30	45.54%	72,813.30	45.54%
Other Structures	0.00	0.00%	0.00	0.00%
Contents	87,062.50	54.46%	87,062.50	54.46%
Total	159,875.80	100.00%	159,875.80	100.00%

Independent Estimates LLC

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 Rome, Ga. 30161
 706-346-9459
 pascotthenderson@gmail.com

Summary for Dwelling

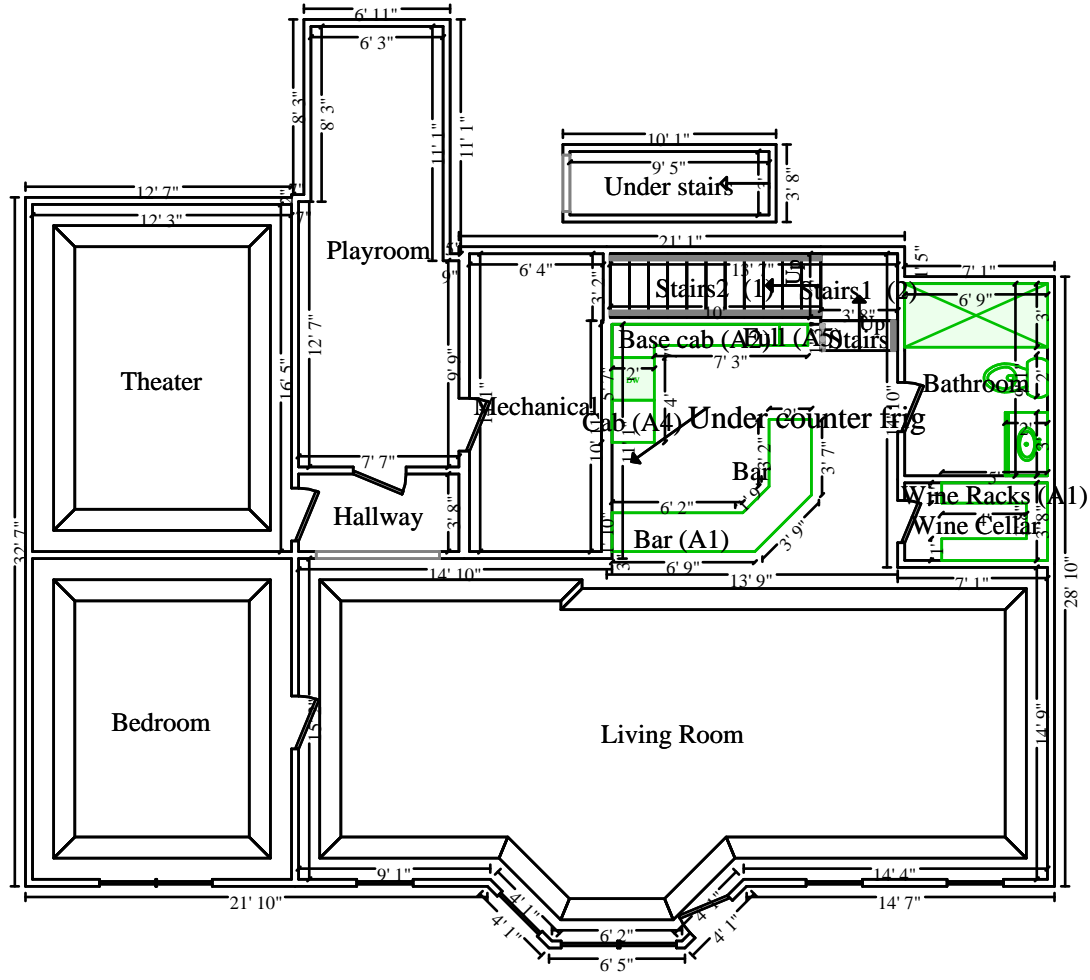
Line Item Total	63,162.60
Material Sales Tax	890.04
Subtotal	64,052.64
Overhead	4,380.33
Profit	4,380.33
Replacement Cost Value	\$72,813.30
Net Claim	\$72,813.30

Independent Estimates LLC

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Rome, Ga. 30161
706-346-9459
pascotthenderson@gmail.com

Summary for Contents

Line Item Total	82,613.50
Material Sales Tax	4,449.00
	<hr/>
Replacement Cost Value	\$87,062.50
Net Claim	\$87,062.50
	<hr/> <hr/>



Main Level

PERSONAL PROPERTY ITEMIZATION

Item #	Model #/Description	Brand/Manufacturer	Item Age (Years)	Vendor/Store	Quantity	Room/Location	Direct Water/Visible Mold/Exposure	Original Est. Purchase Price	Material
1	Black Sectional	Decor	8	Décor	1	Basement	Yes	7000	Leather
2	Bose Sub Woofer	Bose	5	Best Buy	1	Basement	Yes	800	
3	Bose L1 Speaker	Bose	5	Best Buy	1	Basement	Yes	1000	
4	TV Console Table	Ethan Allen	8	Ethan Allen	1	Basement	Yes	4500	
5	PS 4 with 2 controllers	Play Station	3	Target	1	Basement	Yes	700	
6	Air Fryer	Brivelle	3	William Sonoma	1	Basement	Yes	400	
7	White Sectional	Décor	8	Décor	1	Basement	Yes	6000	Leather
8	Red love seat with single seater	Décor	8	Décor	1	Basement	Yes	6000	Leather
9	2 Animal Print Single Chairs	Décor	8	Décor	1	Basement	Yes	2000	Cloth
10	4 Black bar stools	Décor	4	Décor	4	Basement	Yes	3200	Leather
11	Mini Fridge (Wine Cooler)	GE	8	Home Depot	1	Basement	Yes	3500	
12	Dishwasher	Kitchenaid	8	Home Depot	1	Basement	Yes	1500	
13	Silver LED Coffee table	Decor	8	Décor	1	Basement	Yes	3000	
14	Office Desk	Bush Furniture	3	Staples	1	Basement	Yes	2000	Wooden - Item Number: 112-UXA888
15	Office Chair	Staples Lockland Ergonomic Leather Managers	3	Staples	1	Basement	Yes	300	Tempur-Pedic TP4000 Fabric Task Chair, (TP4000) Item #: 324022 Model #: TP4000
16	Silver Console table	Zgallerie	8	Zgallerie	1	Basement	Yes	2000	
17	Pool table + Table Tennis topper	California House	5	Great Southern Home Recreation	1	Basement	Yes	10000	
18	Rugs	Macys	8	Macys	3	Basement	Yes	3000	Brand: Surya Rugs
19	Roll of Wall paper	Elle	1	Elle	1	Basement	Yes	500	
20	Vaccum Cleaner	Hoover	4	Home Depot	1	Basement	Yes	100	
21	Wet Dry Vaccum	Ridgid	4	Home Depot	1	Basement	Yes	100	
22	Ice Maker	Kitchenaid	8	Home Depot	1	Basement	Yes	2730	
23	Wooden coffee table	Ethan Allen	8	Ethan Allen	1	Basement	Yes	2000	
24	End tables	Ethan Allen	8	Ethan Allen	2	Basement	Yes	3000	
25	Microwave	Brivelle	8	William Sonoma	1	Basement	Yes	500	
26	Pizza Oven	Brivelle	8	William Sonoma	1	Basement	Yes	1000	
27	Electric Fireplace	Napolean	5	North Country Fire	1	Basement	Yes	1600	
28	Table Lamps	Zgallerie	8	Zgallerie	2	Basement	Yes	700	
29	Floor Lamp	Zgallerie	8	Zgallerie	1	Basement	Yes	600	

APPENDIX A

30	Floor fans	amazon	5	Amazon	4	Basement	Yes	320	Dreo Tower Fan 42 Inch, Cruiser Pro T1 Quiet Oscillating Bladeless Fan with Remote, 6 Speeds, 4 Modes, LED Display, 12H Timer, Black Floor Standing Fan Powerful for Indoor Home Bedroom Office Room
31	Bench	Macys	8	Macys	1	Basement	Yes	1600	MOE'S HOME COLLECTION
32	Bar Top Table & Chairs	Perigold	5	Perigold	1	Basement	Yes	2500	Cannot find it, but the chairs had leather u

*E&L Service
for your Business and Home repair needs
1655 Oak Ridge Way
Lawrenceville GA 30044*

Invoice No. 1450109

INVOICE

Customer

Name Shweta Kalavar
Address 8030 Prestwick Circle
City Duluth State GA ZIP 30097
Phone _____

Misc

Date 6/24/2022
Order No. 0110109
Rep _____
FOB _____

Qty	Description	Unit Price	TOTAL
1	Discover of water damage source cut out sheet rock in few places to get to water links Installed some new 2x4 for the sheet rock mounting Installed new sheet rock in the cut area Mad and taped Prime walls Reinstalled toilet Reinstalled bathroom sink cabinet	\$4,380.00	\$ 4,380.00

SubTotal \$ 4,380.00
Shipping _____

Payment

Other

Tax Rate(s)

Comments _____

Name _____

CC # _____

Expires _____

TOTAL \$ 4,380.00

Sign in box below upon Completion
We Appreciate Your Business
Curtis Gamble 770-365-5026

*E&L Service
for your Business and Home repair needs
1655 Oak Ridge Way
Lawrenceville GA 30044*

Invoice No. **1450109**

Customer

Name Shweta Kalavar
 Address 8030 Prestwick Circle
 City Duluth State GA ZIP 30097
 Phone _____

Misc

Date 6/24/2022
 Order No. 0110109
 Rep _____
 FOB _____

Qty	Description	Unit Price	TOTAL
1	Remove move the toilet Remove the wall to get to pipe to do repair Installed new shut-off valve for toilet Installed new supply water line for toilet Clean the water out of light over shower Clean the water out of light switch in the basement bathroom Cut out sheet rock to get prv valve piping Installed new main shut-off valves Installed a new Pressure Regulate Valve	\$3,524.00	\$ 3,524.00
			SubTotal \$ 3,524.00
			Shipping _____
			Tax Rate(s) _____
			TOTAL \$ 3,524.00

Payment Other

Comments _____
 Name _____
 CC # _____
 Expires _____

Sign in box below upon Completion
 We Appreciate Your Business
 Curtis Gamble 770-365-5026



Casteel Heating, Cooling, Plumbing and Electrical
 305 Petty Road Suite B, Lawrenceville, Ga, 30043
 P: 770-565-5884
 F: 770-792-6670
 www.casteelair.com
 HVAC LIC# GA:CN211288
 PLUMBING LIC# MP210486
 ELECTRICAL LIC# EN215639

BILL TO

Shweta Kalavar
 8030 Prestwick Circle
 Duluth, GA 30097 USA

INVOICE
 642816

INVOICE DATE
 Jun 30, 2022

JOB ADDRESS

Shweta Kalavar
 8030 Prestwick Circle
 Duluth, GA 30097 USA

Completed Date:

Payment Term: Due Upon Receipt

DESCRIPTION OF WORK

On arrival system was not cooling customer had water damage from a pipe bursting flooding the basement about 2 inches. Customers worried about it affecting the system due to the system is not cooling and operating. Due to the overall renovation and pulling drywall off the walls this area does not properly insulated causing the system to work twice as hard this led to blowing a capacitor not allowing the system to cool. Change the capacitor system is up and running and cooling at this time. Thanks for choosing Casteel.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
DISPFEE	Standard Dispatch Fee	1.00	\$89.00	\$89.00
FUELSURCHARGE	Fuel Surcharge	1.00	\$25.00	\$25.00
T610085	Dual Power Factor Enhancing Component	1.00	\$445.50	\$445.50
	A DPFEC is like a battery used store electricity and give motors a boost when they need to start. From normal usage a capacitor may become worn and need to be replaced.			
	MPT:21.000000			

PAID ON	TYPE	MEMO	AMOUNT
6/30/2022	American Express		\$559.50

POTENTIAL SAVINGS \$44.55-\$89.10

SUB-TOTAL	\$559.50
TAX	\$0.00
TOTAL DUE	\$559.50
PAYMENT	\$559.50
BALANCE DUE	\$0.00

All repairs carry a 2 year parts and labor warranty from date of invoice.

Casteel cannot be held liable for the following conditions:

1. Water damage due to line blockage, failed pump, frozen lines or broken pipes. Any of these conditions can happen at any time and is out of the control of Casteel. Casteel will flush the lines to ensure proper flow at the time of service. Casteel is not responsible for future costs to modify or repair a drain system to meet code requirements.
2. Casteel is not responsible for the existing condition of the attic pull down stairs. Alternative methods may be needed to access the equipment. Casteel cannot be held liable for the replacement or repair of attic stairs that has no negligence on our part.

CUSTOMER AUTHORIZATION

I hereby authorize the above repairs in the total of \$559.50 to be completed by Casteel Heating, Cooling, Plumbing and Electrical.

Sign here  Date 6/30/2022

CUSTOMER ACKNOWLEDGEMENT

I hereby acknowledge the above repairs in the total of \$559.50 to have been completed to my satisfaction by Casteel Heating, Cooling, Plumbing and Electrical.

Sign here  Date 6/30/2022

I authorize Casteel HVAC Service Department to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

Sign here  Date 6/30/2022

Meso Potamia Inc.**Address:**

1151 Steeple Run
Lawrenceville, GA 30043

DATE:	March 15, 2023
INVOICE #	729

Bill To:

8030 Prestwick Circle
Duluth GA

DESCRIPTION	AMOUNT
Replace Change out the electircal wiring for the bathroom Change 5 electric switches Change the light in the bathroom and add a new light Change the exhaust and add a new one Change the vanity light and add a new one Change the wiring and the switch for the stairs	5,500.00
Total Cost Around	5,500.00

If you have any questions concerning this invoice, contact Name, Phone Number, E-mail
Ahmad Alazzawi

THANK YOU FOR YOUR BUSINESS!

HAIGHT DAVIS & ASSOCIATES, INC.
CONSULTING ENGINEERS
(770) 979-6650
www.haight-davis.com

BILL TO:

Shweta and Prashant Kalavar
 8030 Prestwick Circle
 Duluth, Georgia 30097

PAID
04/11/2023

Invoice

Invoice Date:	Invoice #:
2/6/2023	2023-211
Project Number	
LS-22-187	
Terms	
Due on receipt	

FOR: Engineering Evaluation at Kalavar
 Residence, 8030 Prestwick Circle,
 Duluth, GA 30097

Date	Description	Hrs/Qty	U/M	Rate	Amount
12/20/2022	New file set up (Administrator Rate)	0.2	hr.	100.00	20.00
1/18/2023	Site visit, including travel (Project Manager Rate)	6.0	hrs.	275.00	1,650.00
2/2/2023	Telephone w/C. Jeffries (Principal Rate)	0.2	hrs.	275.00	55.00
	Photographs on file	1.0	set	5.00	5.00
	Travel Mileage	44.0	mi.	1.15	50.60
	Less Retainer Paid. Thank You!	1.0	ea.	-1,000.00	-1,000.00

REMIT PAYMENT TO: 526 Wagon Wheel Climb
Lawrenceville, GA 30044

Balance Due \$780.60

Accepted Credit Cards	E-Mail	Tax ID #
Visa, MasterCard and American Express	lisa@haight-davis.com	58-2621161

Merchant: HAIGHT DAVIS AND ASSOCIATE

473 CRICKET RIDGE CT
LAWRENCEVILLE, GA 30044
US

7709796650

Order Information

Description:

Order Number:

Customer ID:

P.O. Number:

Invoice Number: 2023-211

Billing Information

Shipping Information

Shipping: 0.00

Tax: 0.00

Total: USD 780.60

Payment Information

Date/Time: 11-Apr-2023 11:39:00 PDT

Transaction ID: 64302451557

Transaction Type: Authorization w/ Auto Capture

Transaction Status: Captured/Pending Settlement

Authorization Code: 186275

Payment Method: American Express XXXX1023

Air Allergen & Mold Testing

Atlanta Mold & Air Quality Testing for Allergy & Asthma Relief

1543 Lilburn Stone-Mountain Road

Stone Mountain, GA 30087

(770) 938.4861 Fax (678) 723.5848

INVOICE

Customer Billing Date: 2/1/2023

Company:

Name: Prashant Kalavar

Addr1: 8030 Preswick Circle

Addr2:

City: Duluth GA 30097-

Job/Location Date of Service 1/28/2023

Invoice Nbr: 35138

Compy Job:

LastName: Kalavar

Addr1: 8030 Preswick Circle

Addr2:

City St Duluth GA 30097

Qty	Description	Unit Price	Extended Price
2	Carpet Dust	128.00	256.00
8	Swab Direct Exam	69.00	552.00
12	Spore Trap Cus	69.00	828.00
1	Half Day Inspection	450.00	450.00
		SubTotal	2086.00
		Tax	0.00
		Paid	0.00
Pay Status: To Be Paid		Total	2086.00

Invoice Notes:

Thank You for your order

Independent Estimates LLC.
4 Mountain Creek Dr. SE.
Rome, Ga. 30161-7700
PH: 706-346-9459
Email: Pascotthenderson@gmail.com



Shweta Kalavar
8030 Prestwick Circle
Duluth, Ga. 30097

INVOICE

Invoice # 0000310

Invoice Date 04/17/2023

Due Date 05/01/2023

Item	Description	Unit Price	Quantity	Amount
Hours	Site inspection, Scope sketch and photograph	125.00	3.00	375.00
Hours	Load all information from site inspection into Xactimate, Sketch and estimate loss.	125.00	6.00	750.00
Hours	Discussions with Carson Jeffries and revisions to estimate as needed.	125.00	1.50	187.50
Hours	Review documents pertaining to loss from experts	125.00	1.00	125.00
		Subtotal		1,437.50
		Total		1,437.50
		Amount Paid		0.00
		Balance Due		\$1,437.50



A Liberty Mutual Company



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Policies



Billing



Claims



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Get support

My documents

Manage my claim > Claim #049942182



Claim filed Claim setup Speed up your claim In review Payments

STATUS

We've reviewed your claim and a **portion of your damages are covered** by your policy

FEEDBACK

If there are next steps to take, CHEYENNE SANTANA can share any helpful information with you. If you want to review your policy details, you can do so below.

View my policy

View your claims details:

Payments

Close

July 11, 2022*

Amount

\$24155.85

Paid to

P.30



A Liberty Mutual Company



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Policies



Billing



Claims



Profile

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SUCCESSO

Address

8030 PRESTWICK CIR,
DULUTH, GA 30097-6673

Delivery details

The payment should arrive within 5-7
business days via US Postal Service.[Explanation of payment](#)

*All times and dates are displayed and adjusted for Eastern
Time (ET).

FEEDBACK

July 20, 2022*

Amount

\$8583.98

Paid to

Arndnos, Inc dba Servpro
of N Atlanta, NW &
PRASHANT KALAVAR &
SHWETA MANJESHA

Address

1720 Redi Rd,
Cumming, GA 30040-9740

Delivery details

The payment should arrive within 5-7
business days via US Postal Service.[Explanation of payment](#)

P.31



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Log out



Policies



Billing



Claims



Profile

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July 22, 2022*

Amount

\$13764.37

Paid to

PRASHANT KALAVAR
& SHWETA
MANJESHW &
JPMORGAN CHASE
BANK, N.A. ITS
SUCCESSO

Address

8030 PRESTWICK CIR,
DULUTH, GA 30097-6673

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LOCAL RULE 7.1 CERTIFICATE

The undersigned counsel hereby certifies that this pleading was prepared with one of the font and point selections approved by the Court in L.R. 5.1.C. Specifically, Times New Roman was used in 14 point.

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